

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

25 Neryl Court, Mooroolbark Vic 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$980,000

&

\$1,060,000

### Median sale price

Median price

\$821,550

Property Type

House

Suburb

Mooroolbark

Period - From

01/04/2021

to

30/06/2021

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

|   | Address of comparable property | Price       | Date of sale |
|---|--------------------------------|-------------|--------------|
| 1 | 3 Princess Ct MOOROOLBARK 3138 | \$1,020,000 | 07/07/2021   |
| 2 | 6 Regent Av MOOROOLBARK 3138   | \$975,000   | 12/04/2021   |
| 3 |                                |             |              |

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

14/09/2021 11:35



**Rooms:** 10  
**Property Type:** House  
**Land Size:** 535 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$980,000 - \$1,060,000  
**Median House Price**  
June quarter 2021: \$821,550

## Comparable Properties



**3 Princess Ct MOOROOLBARK 3138 (VG)**

**Agent Comments**



**Price:** \$1,020,000  
**Method:** Sale  
**Date:** 07/07/2021  
**Property Type:** House (Res)  
**Land Size:** 673 sqm approx



**6 Regent Av MOOROOLBARK 3138 (REI)**

**Agent Comments**



**Price:** \$975,000  
**Method:** Private Sale  
**Date:** 12/04/2021  
**Property Type:** House

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**Account - Hoskins** | P: 98747677, 9722 9755