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

1/37 Diane Crescent, Mooroolbark Vic 3138

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au/	underquot/	ting		
Range betweer	\$695,000		&		\$755,000	כ		
Median sale p	rice							
Median price	\$855,000	Pro	operty Type	Hou	se		Suburb	Mooroolbark
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1a Coombah Ct MOOROOLBARK 3138	\$743,000	11/11/2024
2	1/79 Taylor Rd MOOROOLBARK 3138	\$735,000	05/11/2024
3	1/28 Kalimna St MOOROOLBARK 3138	\$750,000	11/09/2024

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:

21/11/2024 09:43

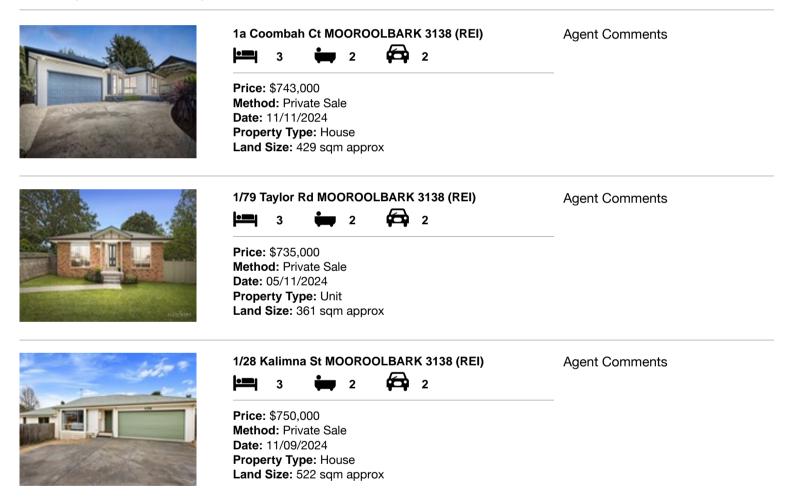






Property Type: Agent Comments Indicative Selling Price \$695,000 - \$755,000 Median House Price September quarter 2024: \$855,000

Comparable Properties



Account - Barry Plant | P: 03 9735 3300



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