

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 33 Shadowplay Road, Mooroolbark Vic 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$850,000

Median sale price

Median price \$835,000

Property type House

Suburb Mooroolbark

Period - From 01/07/2022

to

30/09/2022

Source REIV

Comparable property sales

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
14 Old Kent Road, Mooroolbark Vic 3138	\$862,000	22/11/2022
10 Fitzgerald Court, Mooroolbark Vic 3138	\$890,000	22/08/2022
10 McDermott Avenue, Mooroolbark Vic 3138	\$870,000	08/08/2022

This Statement of Information was prepared on: 16/12/2022