

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10 GREENBANK DRIVE MOOROOLBARK VIC 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,180,000

&

\$1,298,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Mooroolbark

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

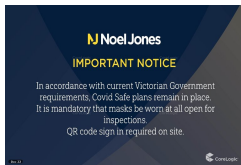
Date of sale

21 SHADOWPLAY ROAD MOOROOLBARK VIC 3138	\$1,200,000	09-Jan-22
6 CHEVALIER CRESCENT MOOROOLBARK VIC 3138	\$1,200,000	31-Aug-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 02 February 2022

**21 SHADOWPLAY ROAD
MOOROOLBARK VIC 3138**

4 3 3

Sold Price ^{RS} **\$1,200,000** ^{UN} Sold Date **09-Jan-22**Distance **1.34km****6 CHEVALIER CRESCENT
MOOROOLBARK VIC 3138**

4 3 2

Sold Price **\$1,200,000** Sold Date **31-Aug-21**Distance **0.79km****RS** = Recent sale**UN** = Undisclosed Sale

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