

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

1/19 Monomeith Street, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$620,500

Property Type Unit

Suburb Mooroolbark

Period - From 19/09/2022

to 18/09/2023

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	2/1 Elaine Ct MOOROOLBARK 3138	\$632,500	30/03/2023
2	36 Sherlock Rd CROYDON 3136	\$612,000	30/06/2023
3	353 Hull Rd MOOROOLBARK 3138	\$595,000	08/08/2023

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:

19/09/2023 18:52

Ashley Hutson

97353300

0408 335 403

ahutson@barryplant.com.au

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

19/09/2022 - 18/09/2023: \$620,500



 3  1  1

Property Type: Unit

Land Size: 393 sqm approx

Agent Comments

Original house, from one of 3.

Comparable Properties



2/1 Elaine Ct MOOROOLBARK 3138 (REI/VG)

 3  2  1

Price: \$632,500

Method: Private Sale

Date: 30/03/2023

Property Type: Unit

Land Size: 233 sqm approx

Agent Comments

Younger home, with 2nd bathroom



36 Sherlock Rd CROYDON 3136 (REI/VG)

 3  2  1

Price: \$612,000

Method: Private Sale

Date: 30/06/2023

Property Type: House

Land Size: 456 sqm approx

Agent Comments



353 Hull Rd MOOROOLBARK 3138 (REI)

 3  1  1

Price: \$595,000

Method: Private Sale

Date: 08/08/2023

Property Type: Unit

Land Size: 364 sqm approx

Agent Comments

Updated Kitchen & Bathroom