

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

19a Blaxland Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$790,000

&

\$869,000

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	15 Brack Ct MOOROOLBARK 3138	\$850,000	08/07/2021
2	26 Lansell Rd MOOROOLBARK 3138	\$823,000	22/06/2021
3	18 The Briars MOOROOLBARK 3138	\$830,000	03/05/2021

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:

03/08/2021 12:06

Brent Earney
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 4  2  2

Property Type: House
Land Size: 431 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$869,000
Median House Price
June quarter 2021: \$821,550

Comparable Properties



15 Brack Ct MOOROOLBARK 3138 (REI)

Agent Comments

 4  2  2

Price: \$850,000
Method: Private Sale
Date: 08/07/2021
Property Type: House
Land Size: 487 sqm approx



26 Lansell Rd MOOROOLBARK 3138 (REI)

Agent Comments

 4  2  1

Price: \$823,000
Method: Private Sale
Date: 22/06/2021
Property Type: House
Land Size: 410 sqm approx



18 The Briars MOOROOLBARK 3138 (REI/VG)

Agent Comments

 4  3  2

Price: \$830,000
Method: Private Sale
Date: 03/05/2021
Property Type: House
Land Size: 586 sqm approx