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 betweer	\$790,000		&		\$869,000				
Median sale p									
Median price	\$821,550	Pro	operty Type	Hou	se		Suburb	Mooroolbark	
Period - From	01/04/2021	to	30/06/2021		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.

Ad	dress 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









Property Type: House Land Size: 431 sqm approx Agent Comments Brent Earney 9725 0000 0409 726 136 brentearney@methven.com.au

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

Comparable Properties



15 Brack Ct MOOROOLBARK 3138 (REI)



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

Agent Comments

Agent Comments



26 Lansell Rd MOOROOLBARK 3138 (REI)



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



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

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.