

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

28 Neville Street, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$770,000 & \$840,000

Median sale price

Median price \$800,000 Property Type House Suburb Mooroolbark

Period - From 29/06/2022 to 28/06/2023 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	76 Bellara Dr MOOROOLBARK 3138	\$817,000	27/04/2023
2	46 Longfellow Av MOOROOLBARK 3138	\$804,000	17/03/2023
3	154 Manchester Rd MOOROOLBARK 3138	\$786,000	23/01/2023

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:

29/06/2023 17:39



 3  1  2

Property Type: House (Res)

Land Size: 879 sqm approx

Agent Comments

This 3 bedroom home situated on 879 m2 (approx) has it all! Split level living areas with polished floorboards open out to the huge rear yard which is perfect for outdoor entertaining. The kitchen overlooking the family room boasts quality stainless steel appliances, stone bench tops. Additional features include gas ducted heating, air conditioner, double carport & storage shed.

Comparable Properties



76 Bellara Dr MOOROOLBARK 3138 (REI)

Agent Comments

 3  1  3

Price: \$817,000

Method: Private Sale

Date: 27/04/2023

Property Type: House

Land Size: 863 sqm approx



46 Longfellow Av MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  1  4

Price: \$804,000

Method: Private Sale

Date: 17/03/2023

Property Type: House

Land Size: 866 sqm approx



154 Manchester Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  1  6

Price: \$786,000

Method: Private Sale

Date: 23/01/2023

Property Type: House

Land Size: 866 sqm approx