

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

16 Autumn Grove, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$895,500 Property Type House Suburb Mooroolbark

Period - From 01/10/2021 to 31/12/2021 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	6 Chirnside Dr CHIRNSIDE PARK 3116	\$900,000	03/02/2022
2	27 Meadowlark La MOOROOLBARK 3138	\$895,000	22/02/2022
3	6 Meadowlark La MOOROOLBARK 3138	\$875,500	25/02/2022

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:

17/03/2022 09:11



 4  3  4

Rooms: 5
Property Type: House (Res)
Land Size: 870 sqm approx
 Agent Comments

Indicative Selling Price
 \$850,000 - \$900,000
Median House Price
 December quarter 2021: \$895,500

Comparable Properties



6 Chirnside Dr CHIRNSIDE PARK 3116 (REI)

Agent Comments

 4  2  5

Price: \$900,000
Method: Private Sale
Date: 03/02/2022
Property Type: House
Land Size: 879 sqm approx



27 Meadowlark La MOOROOLBARK 3138 (REI)

Agent Comments

 4  2  3

Price: \$895,000
Method: Private Sale
Date: 22/02/2022
Property Type: House
Land Size: 874 sqm approx



6 Meadowlark La MOOROOLBARK 3138 (REI)

Agent Comments

 4  2  2

Price: \$875,500
Method: Private Sale
Date: 25/02/2022
Property Type: House
Land Size: 875 sqm approx

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