Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

9 Macmillan Street, Mooroolbark Vic 3138

Indicative selling price

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

Single price \$699,000

Median sale price

Median price	\$852,500	Pro	perty Type	House		Suburb	Mooroolbark
Period - From	01/07/2021	to	30/09/2021		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

Add	dress of comparable property	Price	Date of sale
1	71 Manchester Rd MOOROOLBARK 3138	\$702,000	25/10/2021
2	121 Cambridge Rd MOOROOLBARK 3138	\$700,000	09/11/2021
3	37a Swinburne Av MOOROOLBARK 3138	\$700,000	15/07/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/11/2021 16:13





Brent Earney 9725 0000 0409 726 136 brentearney@methven.com.au

> **Indicative Selling Price** \$699,000 **Median House Price**

September quarter 2021: \$852,500





Property Type: House Land Size: 318 sqm approx **Agent Comments**

Comparable Properties



71 Manchester Rd MOOROOLBARK 3138 (REI) Agent Comments

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Price: \$702,000 Method: Private Sale Date: 25/10/2021 Property Type: House

Land Size: 372.38 sqm approx



121 Cambridge Rd MOOROOLBARK 3138

(REI)

Price: \$700.000 Method: Private Sale Date: 09/11/2021 Property Type: House Land Size: 375 sqm approx





37a Swinburne Av MOOROOLBARK 3138

(REI/VG)

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Price: \$700,000 Method: Private Sale Date: 15/07/2021 Property Type: House Land Size: 440 sqm approx Agent Comments

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



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