

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

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

Property 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	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 comparable properties 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



 3  1  2

Property Type: House

Land Size: 318 sqm approx

Agent Comments

Comparable Properties



71 Manchester Rd MOOROOLBARK 3138 (REI) **Agent Comments**

 3  1  1

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) **Agent Comments**

 3  1  2

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) **Agent Comments**

 3  1  2

Price: \$700,000

Method: Private Sale

Date: 15/07/2021

Property Type: House

Land Size: 440 sqm approx