

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 10 Timbertop Court, Mooroolbark Vic 3138

Indicative selling price

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

Single Price \$900,000

Median sale price

Median price \$896,000

Property type House

Suburb Mooroolbark

Period - From 01/10/2021

to

31/12/2021

Source REIV

Comparable property sales

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
56 St Andrews Drive, Chirnside Park Vic 3116	\$860,000	24/12/2021
22a Savanna Drive, Mooroolbark Vic 3138	\$847,500	24/12/2021
38 Churchill Drive, Mooroolbark Vic 3138	\$890,000	16/10/2021

This Statement of Information was prepared on: 13/04/2022