Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 11 Sheldon Avenue, Mooroolbark Vic 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	\$759,950							

Median sale price

Median price	\$820,000	Pro	operty Type Hou	ise		Suburb	Mooroolbark
Period - From	01/01/2023	to	31/12/2023	Sou	urce	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.

Add	dress of comparable property	Price	Date of sale
1	48 Timms Av KILSYTH 3137	\$785,000	20/03/2024
2	131 Cambridge Rd MOOROOLBARK 3138	\$780,000	18/01/2024
3	13 Swinburne Av MOOROOLBARK 3138	\$750,000	01/03/2024

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:

28/03/2024 16:29



BARRYPLANT





Property Type: House Land Size: 886 sqm approx Agent Comments Ashley Hutson 97353300 0408 335 403 ahutson@barryplant.com.au

Indicative Selling Price \$759,950 Median House Price Year ending December 2023: \$820,000

Comparable Properties



48 Timms Av KILSYTH 3137 (REI)

Price: \$785,000 Method: Private Sale Date: 20/03/2024 Property Type: House Land Size: 830 sqm approx

Price: \$780,000 Method: Private Sale Date: 18/01/2024 Property Type: House Land Size: 893 sqm approx Agent Comments



131 Cambridge Rd MOOROOLBARK 3138 (REI/VG) Agent Comments



13 Swinburne Av MOOROOLBARK 3138 (REI) Agent Comments



Price: \$750,000 Method: Private Sale Date: 01/03/2024 Property Type: House Land Size: 665 sqm approx

Account - Barry Plant | P: 03 9735 3300



propertydata

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