

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

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

Property Type

House

Suburb

Mooroolbark

Period - From

01/01/2023

to

31/12/2023

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	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

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Indicative Selling Price

\$759,950

Median House Price

Year ending December 2023: \$820,000



4 1 0

Property Type: House

Land Size: 886 sqm approx

Agent Comments

Comparable Properties



48 Timms Av KILSYTH 3137 (REI)

Agent Comments

2 1 2

Price: \$785,000

Method: Private Sale

Date: 20/03/2024

Property Type: House

Land Size: 830 sqm approx



131 Cambridge Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 1 1

Price: \$780,000

Method: Private Sale

Date: 18/01/2024

Property Type: House

Land Size: 893 sqm approx



13 Swinburne Av MOOROOLBARK 3138 (REI)

Agent Comments

3 1 2

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