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	

Indicative selling price

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

Range between	\$850,000	&	\$890,000
Range between	\$850,000	&	\$890,000

Median sale price

Median price	\$875,500	Pro	perty Type	House		Suburb	Mooroolbark
Period - From	01/01/2022	to	31/03/2022		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

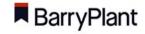
Address of comparable property		Price	Date of sale
1	12 Kirkford Dr MOOROOLBARK 3138	\$880,000	22/04/2022
2	11 Birchwood Dr MOOROOLBARK 3138	\$878,000	04/05/2022
3	6 Anaba Ct MOOROOLBARK 3138	\$870,000	16/05/2022

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:	15/06/2022 16:58







Rooms: 4

Property Type: House Land Size: 864 sqm approx

Agent Comments

Indicative Selling Price \$850,000 - \$890,000 **Median House Price**

March quarter 2022: \$875,500

Comparable Properties



12 Kirkford Dr MOOROOLBARK 3138 (REI)



Price: \$880,000 Method: Private Sale Date: 22/04/2022 Property Type: House Land Size: 864 sqm approx **Agent Comments**



11 Birchwood Dr MOOROOLBARK 3138 (REI)





Price: \$878,000 Method: Private Sale Date: 04/05/2022 Property Type: House Land Size: 867 sqm approx Agent Comments



6 Anaba Ct MOOROOLBARK 3138 (REI)



Price: \$870.000 Method: Private Sale Date: 16/05/2022 Property Type: House Land Size: 1087 sqm approx Agent Comments

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



