

# 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

5 Nambour Drive, Mooroolbark Vic 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$920,000

&

\$950,000

### Median sale price

Median price

\$745,000

Property Type

House

Suburb

Mooroolbark

Period - From

01/01/2021

to

31/03/2021

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 | 8 Circle Ridg CHIRNSIDE PARK 3116 | \$950,000 | 11/05/2021   |
| 2 | 51 Woodville Rd MOOROOLBARK 3138  | \$946,000 | 22/04/2021   |
| 3 | 86 Landscape Dr MOOROOLBARK 3138  | \$920,000 | 04/03/2021   |

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:

17/05/2021 13:37



4 2 2

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 876 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$920,000 - \$950,000  
**Median House Price**  
March quarter 2021: \$745,000

## Comparable Properties



8 Circle Ridg CHIRNSIDE PARK 3116 (REI)

Agent Comments

5 3 -

**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 11/05/2021  
**Property Type:** House  
**Land Size:** 1060 sqm approx



51 Woodville Rd MOOROOLBARK 3138 (REI)

Agent Comments

4 2 2

**Price:** \$946,000  
**Method:** Private Sale  
**Date:** 22/04/2021  
**Property Type:** House  
**Land Size:** 863 sqm approx



86 Landscape Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments

4 2 2

**Price:** \$920,000  
**Method:** Private Sale  
**Date:** 04/03/2021  
**Property Type:** House  
**Land Size:** 1132 sqm approx