

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

26 Monomeith Street, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$640,000 & \$680,000

Median sale price

Median price \$810,000 Property Type House Suburb Mooroolbark

Period - From 01/04/2023 to 30/06/2023 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	55 Bellara Dr MOOROOLBARK 3138	\$680,000	06/06/2023
2	2 Neville St MOOROOLBARK 3138	\$672,000	31/05/2023
3	27 Neville St MOOROOLBARK 3138	\$652,500	26/04/2023

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:

12/10/2023 10:54



Property Type: House (Res)

Land Size: 882 sqm approx

Agent Comments

Indicative Selling Price

\$640,000 - \$680,000

Median House Price

June quarter 2023: \$810,000

Comparable Properties



55 Bellara Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$680,000

Method: Private Sale

Date: 06/06/2023

Property Type: House

Land Size: 427 sqm approx



2 Neville St MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$672,000

Method: Private Sale

Date: 31/05/2023

Property Type: House

Land Size: 473 sqm approx



27 Neville St MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$652,500

Method: Private Sale

Date: 26/04/2023

Property Type: Unit

Land Size: 382 sqm approx

Account - Barry Plant | P: 03 9735 3300