

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

2/19 Monomeith Street, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$580,000

&

\$630,000

Median sale price

Median price

\$681,675

Property Type

Unit

Suburb

Mooroolbark

Period - From

20/10/2021

to

19/10/2022

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	Price	Date of sale
1	3/9 Morelle Ct MOOROOLBARK 3138	\$644,500	10/05/2022
2	4/10 Dennis St CROYDON 3136	\$628,500	12/08/2022
3	6/144 Dorset Rd CROYDON 3136	\$580,000	14/09/2022

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:

20/10/2022 13:10



Property Type:
Agent Comments

Indicative Selling Price
\$580,000 - \$630,000
Median Unit Price
20/10/2021 - 19/10/2022: \$681,675

Comparable Properties



3/9 Morelle Ct MOOROOLBARK 3138 (REI/VG) **Agent Comments**

 2  1  1

Price: \$644,500
Method: Private Sale
Date: 10/05/2022
Property Type: Unit



4/10 Dennis St CROYDON 3136 (REI)

Agent Comments

 2  1  1

Price: \$628,500
Method: Private Sale
Date: 12/08/2022
Property Type: Unit
Land Size: 201 sqm approx



6/144 Dorset Rd CROYDON 3136 (REI)

Agent Comments

 2  1  1

Price: \$580,000
Method: Private Sale
Date: 14/09/2022
Property Type: Unit
Land Size: 253 sqm approx