

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

6 Meadowlark Lane, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$852,500 Property Type House Suburb Mooroolbark

Period - From 01/07/2021 to 30/09/2021 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	25 Shadowplay Rd MOOROOLBARK 3138	\$915,000	07/09/2021
2	11 Brack Ct MOOROOLBARK 3138	\$900,000	30/11/2021
3	48 Lancaster Rd MOOROOLBARK 3138	\$891,000	27/10/2021

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:

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Indicative Selling Price

\$850,000 - \$900,000

Median House Price

September quarter 2021: \$852,500



 4  2  2

Property Type: House

Land Size: 875 sqm approx

Agent Comments

Comparable Properties



25 Shadowplay Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments

 4  2  2

Price: \$915,000

Method: Private Sale

Date: 07/09/2021

Property Type: House

Land Size: 846 sqm approx



11 Brack Ct MOOROOLBARK 3138 (REI)

Agent Comments

 4  2  1

Price: \$900,000

Method: Private Sale

Date: 30/11/2021

Property Type: House

Land Size: 868 sqm approx



48 Lancaster Rd MOOROOLBARK 3138 (REI)

Agent Comments

 4  2  2

Price: \$891,000

Method: Private Sale

Date: 27/10/2021

Property Type: House

Land Size: 858 sqm approx

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454