

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

21a Sweetland Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$665,000

Property Type

Unit

Suburb

Mooroolbark

Period - From

01/01/2022

to

31/12/2022

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	72A Hawthory Rd KILSYTH 3137	\$745,000	01/01/2023
2	72 Hawthory Rd KILSYTH 3137	\$745,000	17/01/2023
3	130a Carronvale Rd MOOROOLBARK 3138	\$730,000	04/01/2023

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:

03/03/2023 12:08

21a Sweetland Road, Mooroolbark Vic 3138



3 2 2

Rooms: 5
Property Type: Unit
Land Size: 417 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
Year ending December 2022: \$665,000

Comparable Properties



72A Hawthory Rd KILSYTH 3137 (VG)

Agent Comments

3 - -

Price: \$745,000
Method: Sale
Date: 01/01/2023
Property Type: House (Res)



72 Hawthory Rd KILSYTH 3137 (REI)

Agent Comments

3 2 2

Price: \$745,000
Method: Private Sale
Date: 17/01/2023
Property Type: House
Land Size: 400 sqm approx



130a Carronvale Rd MOOROOLBARK 3138 (REI)

Agent Comments

3 2 1

Price: \$730,000
Method: Private Sale
Date: 04/01/2023
Property Type: House
Land Size: 385 sqm approx

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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