

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 77 Manchester Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$828,000 Property type House Suburb Mooroolbark

Period - From 01/10/2023 to 31/12/2023 Source REIV

Comparable property sales

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
2/17 Abraham Drive, Croydon Vic 3136	\$635,000	07/09/2023
1/3 Timms Avenue, Croydon Vic 3136	\$643,500	11/12/2023
5/100 Dorset Road, Croydon Vic 3136	\$640,500	31/01/2024

This Statement of Information was prepared on: 14/02/2024