

# 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

9 Batterbee Drive, Mooroolbark Vic 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$895,000

### Median sale price

Median price \$870,000 Property Type House 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	18 Eastwood Cr MOOROOLBARK 3138	\$900,000	27/12/2022
2	16 Nevados St MOOROOLBARK 3138	\$890,000	01/02/2023
3	10 Fitzgerald Ct MOOROOLBARK 3138	\$890,000	02/11/2022

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:

21/03/2023 14:03



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**Property Type:** House

**Land Size:** 878 sqm approx

**Agent Comments**

## Comparable Properties



**18 Eastwood Cr MOOROOLBARK 3138 (VG)**

**Agent Comments**

 3  -  -

**Price:** \$900,000

**Method:** Sale

**Date:** 27/12/2022

**Property Type:** House (Res)

**Land Size:** 906 sqm approx



**16 Nevados St MOOROOLBARK 3138 (REI)**

**Agent Comments**

 5  2  2

**Price:** \$890,000

**Method:** Private Sale

**Date:** 01/02/2023

**Property Type:** House

**Land Size:** 865 sqm approx



**10 Fitzgerald Ct MOOROOLBARK 3138 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$890,000

**Method:** Private Sale

**Date:** 02/11/2022

**Property Type:** House

**Land Size:** 1020 sqm approx