

# 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 13 Shirley St Mooroolbark Vic 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$665,000 & \$730,000

### Median sale price

Median price \$875,000 Property type House Suburb Mooroolbark

Period - From 1/10/2024 to 31/12/2024 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	Lot 1/25 Hedwig Drive, Mooroolbark, Vic 3138	\$ 700,000	08/01/2025
2	24A Longfellow Avenue, Mooroolbark, Vic 3138	\$ 698,600	24/12/2024
3	71 Pembroke Road, Mooroolbark, Vic 3138	\$ 738,000	09/10/2024

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: 22/01/2025 12:15



## 13 Shirley Street, Mooroolbark

3 1 1 1 2 448m<sup>2</sup>

Price: \$665,000 - \$730,000

### Comparable Properties

#### Lot 1/25 Hedwig Drive, Mooroolbark, Vic 3138

3 1 2 355m<sup>2</sup> • House

\$700,000

Sold on 08 Jan 2025



#### 24A Longfellow Avenue, Mooroolbark, Vic 3138

3 1 1 352m<sup>2</sup> • House

\$698,600

Sold on 24 Dec 2024



#### 71 Pembroke Road, Mooroolbark, Vic 3138

3 1 2 413m<sup>2</sup> • House

\$738,000

Sold on 09 Oct 2024



DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Source of information: realestate.com.au