

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

271a Manchester 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

\$830,000

Property Type

House

Suburb

Mooroolbark

Period - From

01/01/2021

to

31/12/2021

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	73 Esther Cr MOOROOLBARK 3138	\$756,000	21/11/2021
2	249 Manchester Rd MOOROOLBARK 3138	\$735,000	25/01/2022
3	267a Manchester Rd MOOROOLBARK 3138	\$715,000	02/10/2021

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:

22/02/2022 11:26



Property Type:
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median House Price
Year ending December 2021: \$830,000

Comparable Properties



73 Esther Cr MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$756,000
Method: Private Sale
Date: 21/11/2021
Property Type: House
Land Size: 401 sqm approx



249 Manchester Rd MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$735,000
Method: Private Sale
Date: 25/01/2022
Property Type: House



267a Manchester Rd MOOROOLBARK 3138 (VG)

Agent Comments



Price: \$715,000
Method: Sale
Date: 02/10/2021
Property Type: Flat/Unit/Apartment (Res)

Account - Eview Group Frankston