## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property offere	ed for sal	le										
Including subur	ddress rb and stcode 78 Landscape Drive, Mooroolbark Vic 3138											
Indicative selling price												
For the meaning of	of this pric	ce see cor	nsumer.vic.go	v.au/	underquot	ing						
Range between \$850,000		0	&		\$890,000							
Median sale pr	ice											
Median price	\$745,000	P	roperty Type	Hous	se		Suburb	Mooroolba	ırk			
Period - From	01/01/202	1 to	31/03/2021		So	urce	REIV					
Comparable pr	operty s	ales (*De	elete A or B	belo	ow as app	olical	ole)					
months t								•	n the last six- parable to the			
Address of con	nparable į	property					Pr	rice	Date of sale			

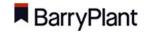
1 74 Landscape Dr MOOROOLBARK 3138	\$880,000	30/03/2021
2		
3		

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:	19/05/2021 10:05









Rooms: 5

**Property Type:** House **Land Size:** 869 sqm approx

Agent Comments

Indicative Selling Price \$850,000 - \$890,000 Median House Price March quarter 2021: \$745,000

## Comparable Properties



74 Landscape Dr MOOROOLBARK 3138 (REI)

3





Agent Comments

Price: \$880,000 Method: Private Sale Date: 30/03/2021 Property Type: House Land Size: 878 sqm approx

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.

**Account** - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454



