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

36 Barker Drive, Mooroolbark Vic 3138

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range between \$900,000			&		\$990,000			
Median sale p	rice							
Median price	\$852,500	Pro	operty Type	Hou	se		Suburb	Mooroolbark
Period - From	01/07/2021	to	30/09/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	20 Wyuna Wlk MOOROOLBARK 3138	\$1,105,000	03/10/2021
2	22 Blueberry Rd MOOROOLBARK 3138	\$950,000	10/07/2021
3	5 Heysen Ct MOOROOLBARK 3138	\$900,000	16/10/2021

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:

17/11/2021 14:39









Property Type: House (Previously Occupied - Detached) Land Size: 946 sqm approx Agent Comments Miles Howell 9725 0000 0437 618 150 mileshowell@methven.com.au

Indicative Selling Price \$900,000 - \$990,000 Median House Price September quarter 2021: \$852,500

Comparable Properties

	20 Wyuna Wik MOOROOLBARK 3138 (REI) === 3 🚔 2 🛱 1	Agent Comments
	Price: \$1,105,000	_
	Method: Private Sale	
STATE AND A STATE	Date: 03/10/2021	
A REAL	Property Type: House Land Size: 1083 sqm approx	
R Professionals	Land Size: 1083 sqift approx	
	22 Blueberry Rd MOOROOLBARK 3138	Agent Comments
	(REI/VG)	
INC. NO	Price: \$950,000	
	Method: Auction Sale	
Married Married Control of	Date: 10/07/2021	
A REAL PROPERTY AND A REAL	Property Type: House (Res)	
	Land Size: 987 sqm approx	
-	5 Heysen Ct MOOROOLBARK 3138 (REI)	Agent Comments
	1 3 1 2 6 6	_
	Price: \$900,000	
	Method: Private Sale	
	Date: 16/10/2021	
	Rooms: 6	
The the last	Property Type: House (Res)	
	Land Size: 958 sqm approx	

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354





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