

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000

&

\$990,000

### Median sale price

Median price \$852,500

Property Type House

Suburb Mooroolbark

Period - From 01/07/2021

to

30/09/2021

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	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



36 Barker Drive, Mooroolbark Vic 3138

Miles Howell

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**Indicative Selling Price**

\$900,000 - \$990,000

**Median House Price**

September quarter 2021: \$852,500



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 946 sqm approx

**Agent Comments**

## Comparable Properties



**20 Wyuna Wlk MOOROOLBARK 3138 (REI)**

**Agent Comments**



**Price:** \$1,105,000

**Method:** Private Sale

**Date:** 03/10/2021

**Property Type:** House

**Land Size:** 1083 sqm approx



**22 Blueberry Rd MOOROOLBARK 3138 (REI/VG)**

**Agent Comments**



**Price:** \$950,000

**Method:** Auction Sale

**Date:** 10/07/2021

**Property Type:** House (Res)

**Land Size:** 987 sqm approx



**5 Heysen Ct MOOROOLBARK 3138 (REI)**

**Agent Comments**



**Price:** \$900,000

**Method:** Private Sale

**Date:** 16/10/2021

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 958 sqm approx

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