

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

21 Dobell Place, Mooroolbark Vic 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000 & \$930,000

Median sale price

Median price \$722,500 Property Type House Suburb Mooroolbark

Period - From 01/10/2020 to 31/12/2020 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	60 Wandana Cr MOOROOLBARK 3138	\$930,000	01/11/2020
2	7 Blaxland Ct MOOROOLBARK 3138	\$901,500	26/11/2020
3	3 Henty Ct MOOROOLBARK 3138	\$860,200	20/11/2020

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:

17/02/2021 12:04



Property Type: House

Land Size: 1356 sqm approx

Agent Comments

Comparable Properties



60 Wandana Cr MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$930,000

Method: Private Sale

Date: 01/11/2020

Property Type: House

Land Size: 1022 sqm approx



7 Blaxland Ct MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$901,500

Method: Private Sale

Date: 26/11/2020

Property Type: House

Land Size: 1000 sqm approx



3 Henty Ct MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$860,200

Method: Private Sale

Date: 20/11/2020

Property Type: House

Land Size: 1125 sqm approx