Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 21 Dobell Place, Mooroolbark Vic 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$850,000		&		\$930,000				
Median sale price									
Median price	\$722,500	Pro	Property Type Hou		Jse		Suburb	Mooroolbark	
Period - From	01/10/2020	to	31/12/2020		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.

Ad	dress 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 Miles Howell 9725 0000 0437 618 150 mileshowell@methven.com.au

Indicative Selling Price \$850,000 - \$930,000 Median House Price December quarter 2020: \$722,500

Comparable Properties

	60 Wandana Cr MOOROOLBARK 3138 (REI/VG) 4 2 2 2 Price: \$930,000 Method: Private Sale Date: 01/11/2020 Property Type: House Land Size: 1022 sqm approx	Agent Comments
Contraction of the second	7 Blaxland Ct MOOROOLBARK 3138 (REI) 5 2 2 4 Price: \$901,500 Method: Private Sale Date: 26/11/2020 Property Type: House Land Size: 1000 sqm approx	Agent Comments
	3 Henty Ct MOOROOLBARK 3138 (REI/VG) 4 2 2 2 Price: \$860,200 Method: Private Sale Date: 20/11/2020 Property Type: House Land Size: 1125 sqm approx	Agent Comments

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.