

# 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

20 Taylor Road, 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

\$740,000

&

\$780,000

### 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	12 Mount View Pde MOOROOLBARK 3138	\$775,000	28/09/2021
2	9a Macmillan St MOOROOLBARK 3138	\$760,000	28/10/2021
3	73 Esther Cr MOOROOLBARK 3138	\$756,000	21/11/2021

**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:

06/12/2021 11:49



**Property Type:** House

**Land Size:** 331 sqm approx

Agent Comments

**Indicative Selling Price**

\$740,000 - \$780,000

**Median House Price**

September quarter 2021: \$852,500

## Comparable Properties



**12 Mount View Pde MOOROOLBARK 3138 (REI)**

Agent Comments



**Price:** \$775,000

**Method:** Private Sale

**Date:** 28/09/2021

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 412 sqm approx



**9a Macmillan St MOOROOLBARK 3138 (REI)**

Agent Comments



**Price:** \$760,000

**Method:** Private Sale

**Date:** 28/10/2021

**Property Type:** House

**Land Size:** 341 sqm approx



**73 Esther Cr MOOROOLBARK 3138 (REI)**

Agent Comments



**Price:** \$756,000

**Method:** Private Sale

**Date:** 21/11/2021

**Property Type:** House

**Land Size:** 401 sqm approx