

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

171 Manchester Road Mooroolbark VIC 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$790,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Mooroolbark

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

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 6 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

5 Orrong Road Mooroolbark VIC 3138	\$801,000	13-Oct-21
14 Croydonale Drive Mooroolbark VIC 3138	\$820,000	18-Jan-22
35 Greenslopes Drive Mooroolbark VIC 3138	\$823,000	13-Nov-21

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 6 months.~~

This Statement of Information was prepared on: 23 February 2022



5 Orrong Road Mooroolbark VIC 3138

3 1 1

Sold Price **\$801,000** Sold Date **13-Oct-21**

Distance **1.29km**



14 Croydondale Drive Mooroolbark VIC 3138

3 1 2

Sold Price ^{RS} **\$820,000** Sold Date **18-Jan-22**

Distance **1.26km**



35 Greenslopes Drive Mooroolbark VIC 3138

3 1 -

Sold Price **\$823,000** Sold Date **13-Nov-21**

Distance **1.5km**

RS = Recent sale UN = Undisclosed Sale

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