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

3 Esther Crescent, Mooroolbark Vic 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$770,000		&		\$810,000				
Median sale price									
Median price	\$875,000	Pro	operty Type	perty Type House		se s		Mooroolbark	
Period - From	01/10/2024	to	31/12/2024		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	95 Esther Cr MOOROOLBARK 3138	\$818,000	24/12/2024
2	13 Aintree St MOOROOLBARK 3138	\$800,000	15/11/2024
3	74 Winyard Dr MOOROOLBARK 3138	\$848,000	24/09/2024

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:

14/02/2025 09:40







Property Type: House Land Size: 870 sqm approx Agent Comments Indicative Selling Price \$770,000 - \$810,000 Median House Price December quarter 2024: \$875,000

Comparable Properties

95 Esther Cr MOOROOLBARK 3138 (REI/VG) 3 2 2 2 Price: \$818,000 Method: Private Sale Date: 24/12/2024 Property Type: House Land Size: 932 sqm approx	Agent Comments
13 Aintree St MOOROOLBARK 3138 (VG) Image: 13 Image: 13 Price: \$800,000 Method: Sale Date: 15/11/2024 Property Type: House (Res) Land Size: 865 sqm approx	Agent Comments
74 Winyard Dr MOOROOLBARK 3138 (VG) 4 - 6 - Price: \$848,000 Method: Sale Date: 24/09/2024 Property Type: House (Res) Land Size: 858 sqm approx	Agent Comments

Account - Woodards | P: 0390563899



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