Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

51 Churchill Drive, Mooroolbark Vic 3138

Indicative selling price

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

Median sale price

Median price	\$723,000	Pro	perty Type	House		Suburb	Mooroolbark
Period - From	01/01/2020	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

	areas or comparable property	1 1100	Date of Sale
1	16 Bimbadeen Dr MOOROOLBARK 3138	\$806,111	23/12/2020
2	37 Wainewright Av MOOROOLBARK 3138	\$795,000	21/12/2020
3	23 Woodville Rd MOOROOLBARK 3138	\$791,000	25/02/2021

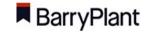
OR

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:	31/03/2021 10:08



Date of sale



Sarah Savio 9725 98555 0434 639 996 ssavio@barryplant.com.au

Indicative Selling Price \$780,000 - \$810,000 Median House Price

Year ending December 2020: \$723,000



Rooms: 5

Property Type: House **Land Size:** 871 sqm approx

Agent Comments

Comparable Properties

MapTiler © OpenStreetMap contributors



16 Bimbadeen Dr MOOROOLBARK 3138 (REI/VG)

Price: \$806,111 Method: Private Sale Date: 23/12/2020 Property Type: House Land Size: 862 sqm approx Agent Comments



37 Wainewright Av MOOROOLBARK 3138

(REI/VG)

4 3 **4** 2 **4**

Price: \$795,000 Method: Private Sale Date: 21/12/2020 Property Type: House Land Size: 898 sqm approx Agent Comments



23 Woodville Rd MOOROOLBARK 3138 (REI)

1 3 **1** 2 **1** 2

Price: \$791,000 Method: Private Sale Date: 25/02/2021 Property Type: House Land Size: 970 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454



