

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

51 Churchill Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$780,000

&

\$810,000

Median sale price

Median price \$723,000

Property 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	Price	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



Rooms: 5

Property Type: House

Land Size: 871 sqm approx

Agent Comments

Comparable Properties



16 Bimbadeen Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$806,111

Method: Private Sale

Date: 23/12/2020

Property Type: House

Land Size: 862 sqm approx



37 Wainwright Av MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$795,000

Method: Private Sale

Date: 21/12/2020

Property Type: House

Land Size: 898 sqm approx



23 Woodville Rd MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$791,000

Method: Private Sale

Date: 25/02/2021

Property Type: House

Land Size: 970 sqm approx