

# 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

2 Recess Concourse, 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 \$670,000 & \$737,000

### Median sale price

Median price \$791,000 Property Type House Suburb Mooroolbark

Period - From 01/10/2020 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 | 3 Dees PI MOOROOLBARK 3138         | \$711,000 | 09/10/2021   |
| 2 | 24 Mount View Pde MOOROOLBARK 3138 | \$700,000 | 24/06/2021   |
| 3 | 4 Recess Conc MOOROOLBARK 3138     | \$678,000 | 29/10/2021   |

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:

03/11/2021 11:16



 4  2  2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$670,000 - \$737,000

**Median House Price**

Year ending September 2021: \$791,000

## Comparable Properties



**3 Dees PI MOOROOLBARK 3138 (REI)**

Agent Comments

 3  2  2

**Price:** \$711,000

**Method:** Private Sale

**Date:** 09/10/2021

**Property Type:** Townhouse (Single)



**24 Mount View Pde MOOROOLBARK 3138 (VG)**

Agent Comments

 3  -  -

**Price:** \$700,000

**Method:** Sale

**Date:** 24/06/2021

**Property Type:** Flat/Unit/Apartment (Res)



**4 Recess Conc MOOROOLBARK 3138 (REI)**

Agent Comments

 4  2  2

**Price:** \$678,000

**Method:** Private Sale

**Date:** 29/10/2021

**Property Type:** Townhouse (Single)

**Account - Philip Webb**