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	9 Premier Close, Mooroolbark Vic 3138
Including suburb and	
postcode	

Indicative selling price

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

Range between \$700,000	&	\$770,000
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Median sale price

Median price	\$653,500	Pro	perty Type	Townhouse		Suburb	Mooroolbark
Period - From	26/11/2023	to	25/11/2024		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

Add	dress of comparable property	Price	Date of sale
1	2/53 Diane Cr CROYDON 3136	\$740,000	02/09/2024
2	7/94 Brice Av MOOROOLBARK 3138	\$695,000	31/07/2024
3	2/1 Churchill Way KILSYTH 3137	\$780,000	29/07/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	26/11/2024 11:06
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Carl Payne 0397353300 0413589800 cpayne@barryplant.com.au

Indicative Selling Price \$700,000 - \$770,000 **Median Townhouse Price** 26/11/2023 - 25/11/2024: \$653,500



Property Type: Townhouse

(Single)

Land Size: 153 sqm approx

Agent Comments

7 YEAR OLD (APPROX) HOME IN COMPLEX OF TEN

Comparable Properties



2/53 Diane Cr CROYDON 3136 (REI/VG)

Price: \$740,000 Method: Private Sale Date: 02/09/2024 Property Type: Unit

Agent Comments

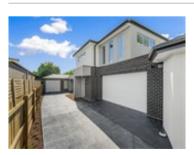


7/94 Brice Av MOOROOLBARK 3138 (REI/VG)

Price: \$695,000 Method: Private Sale Date: 31/07/2024

Property Type: Townhouse (Res) Land Size: 986 sqm approx

Agent Comments



2/1 Churchill Way KILSYTH 3137 (REI/VG)

Price: \$780,000 Method: Private Sale Date: 29/07/2024

Property Type: Townhouse (Single)

Agent Comments

Account - Barry Plant | P: 03 9735 3300



