

## 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 STRATHEDEN PLACE MOOROOLBARK VIC 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,590,000

&

\$1,690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$821,000

Property type

House

Suburb

Mooroolbark

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### 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 6 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

|   |             |           |
|---|-------------|-----------|
| 20 EDINBURGH ROAD LILYDALE VIC 3140       | \$1,590,000 | 11-Oct-23 |
| 5 BELFAST ROAD MOOROOLBARK VIC 3138       | \$1,620,000 | 01-Feb-24 |
| 15 VALLEY PARK DRIVE MOOROOLBARK VIC 3138 | \$1,635,000 | 29-Feb-24 |

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 6 months.~~

This Statement of Information was prepared on: 05 March 2024


**20 EDINBURGH ROAD LILYDALE  
VIC 3140**

Sold Price

**\$1,590,000**

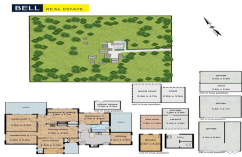
Sold Date

**11-Oct-23**
 5

 2

 2

Distance

**1.71km**

**5 BELFAST ROAD MOOROOLBARK  
VIC 3138**

Sold Price

<sup>RS</sup>
**\$1,620,000**

Sold Date

**01-Feb-24**
 4

 1

 5

Distance

**1.65km**

**15 VALLEY PARK DRIVE  
MOOROOLBARK VIC 3138**

Sold Price

<sup>RS</sup>
**\$1,635,000**

Sold Date

**29-Feb-24**
 4

 2

 4

Distance

**0.8km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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