

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

19A Sheldon Avenue, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$810,000

Property Type

House

Suburb

Mooroolbark

Period - From

01/04/2023

to

30/06/2023

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	21a Sweetland Rd MOOROOLBARK 3138	\$760,000	27/03/2023
2	3/14 Russell Av MOOROOLBARK 3138	\$760,000	05/04/2023
3	2/13 Newman Rd CROYDON 3136	\$735,000	19/04/2023

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:

29/08/2023 15:00



 3  2  2

Rooms: 4

Property Type: House (Res)

Land Size: 412 sqm approx

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median House Price

June quarter 2023: \$810,000

Comparable Properties



21a Sweetland Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  2  2

Price: \$760,000

Method: Private Sale

Date: 27/03/2023

Property Type: Unit

Land Size: 417 sqm approx



3/14 Russell Av MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  2  2

Price: \$760,000

Method: Private Sale

Date: 05/04/2023

Property Type: House

Land Size: 371 sqm approx



2/13 Newman Rd CROYDON 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$735,000

Method: Expression of Interest

Date: 19/04/2023

Property Type: Townhouse (Res)

Land Size: 272 sqm approx