

# 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

13 Macmillan Street, 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 \$900,000 & \$950,000

### Median sale price

Median price \$895,500 Property Type House Suburb Mooroolbark

Period - From 01/10/2021 to 31/12/2021 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	37 Kipling Av MOOROOLBARK 3138	\$985,000	28/10/2021
2	42 Swinburne Av MOOROOLBARK 3138	\$935,000	21/01/2022
3	95 Cardigan Rd MOOROOLBARK 3138	\$900,000	09/10/2021

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:

03/02/2022 12:48



**Rooms:** 5

**Property Type:** House

**Land Size:** 1137 sqm approx

**Agent Comments**

## Comparable Properties



**37 Kipling Av MOOROOLBARK 3138 (REI/VG)** **Agent Comments**



**Price:** \$985,000

**Method:** Private Sale

**Date:** 28/10/2021

**Property Type:** House

**Land Size:** 1017 sqm approx



**42 Swinburne Av MOOROOLBARK 3138 (REI)** **Agent Comments**



**Price:** \$935,000

**Method:** Private Sale

**Date:** 21/01/2022

**Property Type:** House

**Land Size:** 867 sqm approx



**95 Cardigan Rd MOOROOLBARK 3138 (VG)** **Agent Comments**



**Price:** \$900,000

**Method:** Sale

**Date:** 09/10/2021

**Property Type:** House (Res)

**Land Size:** 854 sqm approx