

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

21 Freshfield Avenue, Mooroolbark Vic 3138

Indicative selling price

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

Single price

\$1,150,000

Median sale price

Median price

\$830,000

Property Type

House

Suburb

Mooroolbark

Period - From

10/04/2023

to

09/04/2024

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	Price	Date of sale
1	27 Nambour Dr MOOROOLBARK 3138	\$1,120,000	06/03/2024
2	39 Tiverton Cirt MOOROOLBARK 3138	\$1,083,000	06/03/2024
3	8 Dobell PI MOOROOLBARK 3138	\$1,050,000	07/03/2024

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:

10/04/2024 10:38



 4  2  5

Property Type: House
Land Size: 654 sqm approx
Agent Comments

Indicative Selling Price

\$1,150,000

Median House Price

10/04/2023 - 09/04/2024: \$830,000

Comparable Properties



27 Nambour Dr MOOROOLBARK 3138 (REI)

Agent Comments

 4  2  2

Price: \$1,120,000
Method: Private Sale
Date: 06/03/2024
Property Type: House
Land Size: 861 sqm approx



39 Tiverton Cirt MOOROOLBARK 3138 (REI)

Agent Comments

 4  2  2

Price: \$1,083,000
Method: Private Sale
Date: 06/03/2024
Property Type: House
Land Size: 510 sqm approx



8 Dobell PI MOOROOLBARK 3138 (REI)

Agent Comments

 4  2  2

Price: \$1,050,000
Method: Private Sale
Date: 07/03/2024
Property Type: House
Land Size: 999 sqm approx

Account - Barry Plant | P: 03 9735 3300