

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

157 Manchester Road Mooroolbark VIC 3138

Indicative selling price

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

Single Price

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Mooroolbark

Period-from

01 Jul 2020

to

30 Jun 2021

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

159 Manchester Road Mooroolbark VIC 3138	\$601,500	29-Jan-21
6 Numeralla Street Mooroolbark VIC 3138	\$680,000	03-Feb-21
25 Coolabah Street Mooroolbark VIC 3138	\$656,500	23-Jan-21

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: 13 July 2021



**159 Manchester Road Mooroolbark
VIC 3138**

3 1 2

Sold Price

\$601,500

Sold Date

29-Jan-21

Distance

0.03km



**6 Numeralla Street Mooroolbark
VIC 3138**

3 1 2

Sold Price

\$680,000

Sold Date

03-Feb-21

Distance

0.23km



**25 Coolabah Street Mooroolbark
VIC 3138**

3 1 2

Sold Price

\$656,500

Sold Date

23-Jan-21

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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