

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

51 Esther Crescent, Mooroolbark Vic 3138

Indicative selling price

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

Single price \$859,000

Median sale price

Median price \$880,000

Property Type House

Suburb Mooroolbark

Period - From 01/04/2022

to 30/06/2022

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	87 Esther Cr MOOROOLBARK 3138	\$860,000	24/02/2022
2	21 Old Kent Rd MOOROOLBARK 3138	\$848,000	04/06/2022
3	61 Taylor Rd MOOROOLBARK 3138	\$843,000	06/07/2022

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:

26/07/2022 16:44

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Indicative Selling Price
\$859,000

Median House Price
June quarter 2022: \$880,000



 3  2  0

Property Type: House
Land Size: 965 sqm approx
Agent Comments

Comparable Properties



87 Esther Cr MOOROOLBARK 3138 (REI/VG) **Agent Comments**

 3  1  4

Price: \$860,000
Method: Private Sale
Date: 24/02/2022
Property Type: House (Res)
Land Size: 980 sqm approx

21 Old Kent Rd MOOROOLBARK 3138 (REI) **Agent Comments**

 3  1  2

Price: \$848,000
Method: Auction Sale
Date: 04/06/2022
Property Type: House (Res)
Land Size: 863 sqm approx



61 Taylor Rd MOOROOLBARK 3138 (REI) **Agent Comments**

 3  1  1

Price: \$843,000
Method: Private Sale
Date: 06/07/2022
Property Type: House
Land Size: 870 sqm approx

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122