

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

2/79 Taylor Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$875,500 Property Type House Suburb Mooroolbark

Period - From 01/01/2022 to 31/03/2022 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	141 Cambridge Rd MOOROOLBARK 3138	\$738,500	22/12/2021
2	12 Park La LILYDALE 3140	\$730,000	19/04/2022
3	6 Anglo Ct MOOROOLBARK 3138	\$730,000	03/03/2022

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.~~

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2/79 Taylor Road, Mooroolbark Vic 3138



Christopher Clerke

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Indicative Selling Price

\$700,000 - \$750,000

Median House Price

March quarter 2022: \$875,500



3 2 2

Property Type: Unit

Land Size: 408 sqm approx

Agent Comments

Comparable Properties



141 Cambridge Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 1 2

Price: \$738,500

Method: Auction Sale

Date: 22/12/2021

Property Type: House (Res)

Land Size: 535 sqm approx



12 Park La LILYDALE 3140 (REI/VG)

Agent Comments

3 1 2

Price: \$730,000

Method: Private Sale

Date: 19/04/2022

Property Type: House

Land Size: 486 sqm approx



6 Anglo Ct MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 1 1

Price: \$730,000

Method: Private Sale

Date: 03/03/2022

Property Type: House

Land Size: 366 sqm approx

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354



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