

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 Landscape Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$700,000 & \$730,000

Median sale price

Median price \$723,000 Property Type House Suburb Mooroolbark

Period - From 01/01/2020 to 31/12/2020 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	82 St Andrews Dr CHIRNSIDE PARK 3116	\$730,000	15/01/2021
2	7 Sheridan Av MOOROOLBARK 3138	\$730,000	22/10/2020
3	32 Meadowlark La MOOROOLBARK 3138	\$725,000	25/11/2020

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:

10/02/2021 15:02

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Indicative Selling Price

\$700,000 - \$730,000

Median House Price

Year ending December 2020: \$723,000



 4  3  2

Property Type: House

Land Size: 873 sqm approx

Agent Comments

Comparable Properties



82 St Andrews Dr CHIRNSIDE PARK 3116 (REI)

Agent Comments

 4  1  2

Price: \$730,000

Method: Private Sale

Date: 15/01/2021

Property Type: House

Land Size: 858 sqm approx



7 Sheridan Av MOOROOLBARK 3138 (REI/VG) Agent Comments

 3  2  2

Price: \$730,000

Method: Private Sale

Date: 22/10/2020

Property Type: House

Land Size: 898 sqm approx



32 Meadowlark La MOOROOLBARK 3138 (REI/VG)

Agent Comments

 4  1  1

Price: \$725,000

Method: Private Sale

Date: 25/11/2020

Property Type: House

Land Size: 862 sqm approx