

# 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

141a Manchester Road, Mooroolbark Vic 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$795,000

### Median sale price

Median price

\$895,500

Property Type

House

Suburb

Mooroolbark

Period - From

01/10/2021

to

31/12/2021

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	1 Shadowplay Rd MOOROOLBARK 3138	\$791,000	21/01/2022
2	1/185 Lincoln Rd MOOROOLBARK 3138	\$785,000	16/02/2022
3	9 Grace Av MOOROOLBARK 3138	\$782,500	08/11/2021

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:

10/03/2022 15:01

141a Manchester Road, Mooroolbark Vic 3138

Brent Earney

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**Indicative Selling Price**

\$795,000

**Median House Price**

December quarter 2021: \$895,500



**Property Type:**

Agent Comments

## Comparable Properties



**1 Shadowplay Rd MOOROOLBARK 3138 (REI)** Agent Comments



**Price:** \$791,000

**Method:** Private Sale

**Date:** 21/01/2022

**Property Type:** House

**Land Size:** 355 sqm approx



**1/185 Lincoln Rd MOOROOLBARK 3138 (REI)** Agent Comments



**Price:** \$785,000

**Method:** Private Sale

**Date:** 16/02/2022

**Property Type:** Townhouse (Single)



**9 Grace Av MOOROOLBARK 3138 (REI)** Agent Comments



**Price:** \$782,500

**Method:** Private Sale

**Date:** 08/11/2021

**Property Type:** House

**Land Size:** 376 sqm approx

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