

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

16 Greenville Street, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$850,000 Property Type House Suburb Mooroolbark

Period - From 01/07/2023 to 30/09/2023 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	54 Croydondale Dr MOOROOLBARK 3138	\$690,000	14/10/2023
2	10 Mimosa Av KILSYTH 3137	\$687,000	06/10/2023
3	30 Andrew St MOOROOLBARK 3138	\$672,000	19/10/2023

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:

08/11/2023 13:05



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Property Type: House
Land Size: 420 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median House Price
September quarter 2023: \$850,000

Comparable Properties



54 Croydonale Dr MOOROOLBARK 3138 (REI)

Agent Comments

 3  1  4

Price: \$690,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 961 sqm approx



10 Mimosa Av KILSYTH 3137 (REI/VG)

Agent Comments

 3  1  1

Price: \$687,000
Method: Private Sale
Date: 06/10/2023
Property Type: House
Land Size: 353 sqm approx



30 Andrew St MOOROOLBARK 3138 (REI)

Agent Comments

 3  1  2

Price: \$672,000
Method: Private Sale
Date: 19/10/2023
Property Type: House (Res)
Land Size: 418 sqm approx

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