

# 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

49a Longfellow Avenue, Mooroolbark Vic 3138

### Indicative selling price

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

Range between

\$800,000

&

\$850,000

### Median sale price

Median price

\$810,000

Property Type

House

Suburb

Mooroolbark

Period - From

01/04/2023

to

30/06/2023

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	19a Sheldon Av MOOROOLBARK 3138	\$850,000	07/09/2023
2	1a Astor Ct KILSYTH 3137	\$830,000	11/09/2023
3	1/47 Carronvale Rd MOOROOLBARK 3138	\$800,000	02/09/2023

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:

11/10/2023 13:27



**Property Type:** Land  
**Land Size:** 472 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$800,000 - \$850,000  
**Median House Price**  
June quarter 2023: \$810,000

## Comparable Properties



**19a Sheldon Av MOOROOLBARK 3138 (REI)**

**Agent Comments**



**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 07/09/2023  
**Property Type:** House



**1a Astor Ct KILSYTH 3137 (REI)**

**Agent Comments**



**Price:** \$830,000  
**Method:** Private Sale  
**Date:** 11/09/2023  
**Property Type:** House  
**Land Size:** 395 sqm approx



**1/47 Carronvale Rd MOOROOLBARK 3138 (REI)**

**Agent Comments**



**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 02/09/2023  
**Property Type:** House  
**Land Size:** 408 sqm approx