

# 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

24 Russell 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 \$690,000 & \$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	91a Taylor Rd MOOROOLBARK 3138	\$720,000	22/11/2020
2	177 Lincoln Rd CROYDON 3136	\$715,000	05/12/2020
3	24a Monomeith St MOOROOLBARK 3138	\$705,000	08/01/2021

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:

04/03/2021 09:47



 4  2  1

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$690,000 - \$730,000

**Median House Price**

Year ending December 2020: \$723,000

## Comparable Properties



**91a Taylor Rd MOOROOLBARK 3138 (REI)**

Agent Comments

 3  2  2

**Price:** \$720,000

**Method:** Private Sale

**Date:** 22/11/2020

**Property Type:** House

**Land Size:** 484 sqm approx



**177 Lincoln Rd CROYDON 3136 (VG)**

Agent Comments

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**Price:** \$715,000

**Method:** Sale

**Date:** 05/12/2020

**Property Type:** House (Res)

**Land Size:** 622 sqm approx



**24a Monomeith St MOOROOLBARK 3138 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$705,000

**Method:** Private Sale

**Date:** 08/01/2021

**Property Type:** House

**Land Size:** 271 sqm approx