Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

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

Range between \$690,000 & \$730,000	Range between	\$690,000	&	\$730,000
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Median sale price

Median price	\$723,000	Pro	perty 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

	aress of comparable property	1 1100	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

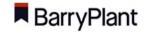
OR

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



Date of sale











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)





Price: \$720,000 Method: Private Sale Date: 22/11/2020 Property Type: House Land Size: 484 sqm approx **Agent Comments**



177 Lincoln Rd CROYDON 3136 (VG)





Price: \$715,000 Method: Sale Date: 05/12/2020

Property Type: House (Res) Land Size: 622 sqm approx

Agent Comments



24a Monomeith St MOOROOLBARK 3138

(REI/VG)

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Price: \$705,000 Method: Private Sale Date: 08/01/2021 Property Type: House Land Size: 271 sqm approx Agent Comments

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



