

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

12 Maralee Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$828,000

Property Type

House

Suburb

Mooroolbark

Period - From

01/10/2023

to

31/12/2023

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	25 Marlow St MOOROOLBARK 3138	\$822,000	25/09/2023
2	3 Glover Cl MOOROOLBARK 3138	\$820,000	01/12/2023
3	73 Manchester Rd MOOROOLBARK 3138	\$820,000	27/09/2023

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:

14/03/2024 09:44



Property Type: House (Previously Occupied - Detached)
Land Size: 871 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median House Price
December quarter 2023: \$828,000

Comparable Properties



25 Marlow St MOOROOLBARK 3138 (REI/VG) **Agent Comments**



Price: \$822,000
Method: Private Sale
Date: 25/09/2023
Property Type: House
Land Size: 917 sqm approx



3 Glover Ct MOOROOLBARK 3138 (REI/VG) **Agent Comments**



Price: \$820,000
Method: Private Sale
Date: 01/12/2023
Property Type: House
Land Size: 1038 sqm approx



73 Manchester Rd MOOROOLBARK 3138 (REI) **Agent Comments**



Price: \$820,000
Method: Private Sale
Date: 27/09/2023
Property Type: House
Land Size: 870 sqm approx