

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

9a Macmillan Street, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$760,000

&

\$800,000

Median sale price

Median price

\$821,550

Property Type

House

Suburb

Mooroolbark

Period - From

01/04/2021

to

30/06/2021

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 Shelley Av KILSYTH 3137	\$795,000	14/04/2021
2	27a Cherylne Cr KILSYTH 3137	\$771,000	19/03/2021
3	4 Dennis St CROYDON 3136	\$750,500	05/06/2021

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:

13/09/2021 10:13



Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



19a Shelley Av KILSYTH 3137 (REI)

Agent Comments



Price: \$795,000

Method: Private Sale

Date: 14/04/2021

Property Type: Townhouse (Single)

Land Size: 405 sqm approx



27a Cherylnne Cr KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$771,000

Method: Private Sale

Date: 19/03/2021

Property Type: House

Land Size: 304 sqm approx



4 Dennis St CROYDON 3136 (REI/VG)

Agent Comments



Price: \$750,500

Method: Auction Sale

Date: 05/06/2021

Property Type: House

Land Size: 473 sqm approx