

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

32 Croydondale Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$745,000

Property Type

House

Suburb

Mooroolbark

Period - From

01/01/2021

to

31/03/2021

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	50 Greenslopes Dr MOOROOLBARK 3138	\$650,000	04/05/2021
2	24 Sheldon Av MOOROOLBARK 3138	\$600,000	09/04/2021
3	7 Bellara Dr MOOROOLBARK 3138	\$621,500	08/04/2021

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:

16/06/2021 09:34



Property Type: House
Land Size: 873 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$650,000
Median House Price
March quarter 2021: \$745,000

Comparable Properties



50 Greenslopes Dr MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 04/05/2021
Property Type: House
Land Size: 427 sqm approx

24 Sheldon Av MOOROOLBARK 3138 (VG)

Agent Comments



Price: \$600,000
Method: Sale
Date: 09/04/2021
Property Type: House (Res)
Land Size: 530 sqm approx



7 Bellara Dr MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$621,500
Method: Sold Before Auction
Date: 08/04/2021
Rooms: 5
Property Type: House (Res)