

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 Myoora Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$710,000 Property Type House Suburb Mooroolbark

Period - From 01/07/2020 to 30/09/2020 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	105 Landscape Dr MOOROOLBARK 3138	\$870,000	30/04/2020
2	13 Highleigh Ct MOOROOLBARK 3138	\$844,000	22/07/2020
3	72 Woodville Rd MOOROOLBARK 3138	\$828,555	12/06/2020

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:

09/10/2020 15:17



Property Type: House (Res)
Land Size: 893.443 sqm approx
 Agent Comments

Indicative Selling Price
 \$800,000 - \$880,000
Median House Price
 September quarter 2020: \$710,000

Comparable Properties



105 Landscape Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$870,000
Method: Private Sale
Date: 30/04/2020
Property Type: House (Res)
Land Size: 869 sqm approx



13 Highleigh Ct MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$844,000
Method: Private Sale
Date: 22/07/2020
Rooms: 5
Property Type: House (Res)
Land Size: 864 sqm approx



72 Woodville Rd MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$828,555
Method: Private Sale
Date: 12/06/2020
Property Type: House
Land Size: 908 sqm approx