## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 84a Blackburn Road, Mooroolbark Vic 3138

### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au/	<i>underquot</i>	ing		
Range betweer	\$700,000		&		\$750,000			
Median sale p								
Median price	\$723,000	Pro	operty Type	Hous	se		Suburb	Mooroolbark
Period - From	01/01/2020	to	31/12/2020	)	So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	22a Russell Av MOOROOLBARK 3138	\$760,000	24/11/2020
2	39A Dryden Conc MOOROOLBARK 3138	\$735,000	29/01/2021
3	34a Landscape Dr MOOROOLBARK 3138	\$710,000	04/03/2021

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:

16/03/2021 16:17









Property Type: Land Agent Comments Indicative Selling Price \$700,000 - \$750,000 Median House Price Year ending December 2020: \$723,000

# **Comparable Properties**



22a Russell Av MOOROOLBARK 3138 (REI) Agent Comments



Price: \$760,000 Method: Private Sale Date: 24/11/2020 Property Type: House Land Size: 461 sqm approx



39A Dryden Conc MOOROOLBARK 3138 (REI) Agent Comments



Price: \$735,000 Method: Private Sale Date: 29/01/2021 Property Type: House Land Size: 244 sqm approx



34a Landscape Dr MOOROOLBARK 3138 (REI) Agent Comments



Price: \$710,000 Method: Private Sale Date: 04/03/2021 Property Type: House Land Size: 258 sqm approx

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.