

# 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

84a Blackburn Road, Mooroolbark Vic 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$750,000

### Median sale price

Median price \$723,000 Property Type House Suburb Mooroolbark

Period - From 01/01/2020 to 31/12/2020 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	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