

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

16A Nambour Drive, Mooroolbark Vic 3138

Indicative selling price

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

Single price

\$829,950

Median sale price

Median price

\$852,500

Property Type

House

Suburb

Mooroolbark

Period - From

01/07/2021

to

30/09/2021

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	24A Bowen Rd LILYDALE 3140	\$830,000	22/10/2021
2	4A Kambora Ct MOOROOLBARK 3138	\$800,000	05/10/2021
3	58a Ross Pincott Dr MOOROOLBARK 3138	\$800,000	30/07/2021

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:

18/11/2021 18:32



Property Type:
Agent Comments

Indicative Selling Price
\$829,950

Median House Price
September quarter 2021: \$852,500

Comparable Properties



24A Bowen Rd LILYDALE 3140 (REI)

Agent Comments



Price: \$830,000
Method: Private Sale
Date: 22/10/2021
Property Type: House
Land Size: 482 sqm approx



4A Kambora Ct MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$800,000
Method: Private Sale
Date: 05/10/2021
Property Type: Unit
Land Size: 376 sqm approx



58a Ross Pincott Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$800,000
Method: Private Sale
Date: 30/07/2021
Property Type: House
Land Size: 508 sqm approx

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122