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

11 Tibarri Court, Mooroolbark Vic 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$620,000		&		\$660,000				
Median sale p	rice								
Median price	\$723,000	Pro	operty Type	Hou	ISE		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.

Ade	dress of comparable property	Price	Date of sale
1	19 Park La LILYDALE 3140	\$650,000	04/03/2021
2	10 Biala Ct MOOROOLBARK 3138	\$642,000	12/03/2021
3	225a Maroondah Hwy CHIRNSIDE PARK 3116	\$640,000	05/03/2021

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:

25/03/2021 09:51









Rooms: 4 Property Type: House Land Size: 866 sqm approx Agent Comments Indicative Selling Price \$620,000 - \$660,000 Median House Price Year ending December 2020: \$723,000

Comparable Properties



19 Park La LILYDALE 3140 (REI)



Price: \$650,000 Method: Private Sale Date: 04/03/2021 Property Type: House Land Size: 534 sqm approx Agent Comments

10 Biala Ct MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$642,000 Method: Private Sale Date: 12/03/2021 Property Type: House Land Size: 868 sqm approx



225a Maroondah Hwy CHIRNSIDE PARK 3116 Agent Comments (REI)



Price: \$640,000 Method: Private Sale Date: 05/03/2021 Property Type: Townhouse (Single)

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





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.