### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	34A Landscape Drive, Mooroolbark Vic 3138
Including suburb and postcode	
posicode	

#### Indicative selling price

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

Range between \$660,000 & \$690,000	\$690,000
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### Median sale price

Median price	\$590,000	Pro	perty Type U	nit		Suburb	Mooroolbark
Period - From	20/02/2020	to	19/02/2021	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.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	24a Monomeith St MOOROOLBARK 3138	\$705,000	08/01/2021
2	424a Hull Rd MOOROOLBARK 3138	\$680,000	11/02/2021
3	21a Greenslopes Dr MOOROOLBARK 3138	\$630,000	04/09/2020

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/02/2021 14:30



# **McGrath**







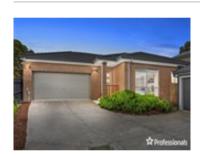


Property Type: Townhouse Land Size: 258 sqm approx **Agent Comments** 

**Indicative Selling Price** \$660,000 - \$690,000 **Median Unit Price** 

20/02/2020 - 19/02/2021: \$590,000

## Comparable Properties



24a Monomeith St MOOROOLBARK 3138 (REI) Agent Comments

**--** 3





Price: \$705,000 Method: Private Sale Date: 08/01/2021 Property Type: House Land Size: 271 sqm approx



424a Hull Rd MOOROOLBARK 3138 (REI)



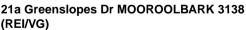




Price: \$680,000 Method: Auction Sale Date: 11/02/2021

Property Type: House (Res)

Agent Comments











Price: \$630,000 Method: Private Sale Date: 04/09/2020 Property Type: Unit

**=** 3

Land Size: 262 sqm approx

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



