

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

34A Landscape Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$660,000 & \$690,000

Median sale price

Median price \$590,000

Property Type Unit

Suburb Mooroolbark

Period - From 20/02/2020

to 19/02/2021

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 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 comparable properties 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



3 2 2

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 2 2

Price: \$705,000

Method: Private Sale

Date: 08/01/2021

Property Type: House

Land Size: 271 sqm approx



424a Hull Rd MOOROOLBARK 3138 (REI)

Agent Comments

3 2 2

Price: \$680,000

Method: Auction Sale

Date: 11/02/2021

Property Type: House (Res)



21a Greenslopes Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 2 2

Price: \$630,000

Method: Private Sale

Date: 04/09/2020

Property Type: Unit

Land Size: 262 sqm approx