

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 3/24 Reay Road, Mooroolbark Vic 3138

Indicative selling price

Range between \$650,000 & \$700,000

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Median sale price

Median price \$682,000 Property type Unit Suburb Mooroolbark

Period - From 01/01/2022 to 31/03/2022 Source REIV

Comparable property sales

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
86 Sherlock Road, Mooroolbark Vic 3138	\$680,000	05/03/2022
2/27 Terrigal Crescent, Kilsyth Vic 3137	\$676,000	11/02/2022
19 Orbell Jones Court, Croydon Vic 3136	\$700,000	23/12/2021

This Statement of Information was prepared on: 18/05/2022