

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

16 Landscape Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$720,000 & \$780,000

Median sale price

Median price \$887,500 Property Type House Suburb Mooroolbark

Period - From 01/04/2024 to 30/06/2024 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	9 Selina Av MOOROOLBARK 3138	\$743,000	10/06/2024
2	15 The Parkway CHIRNSIDE PARK 3116	\$767,500	11/05/2024
3	34 Cave Hill Rd LILYDALE 3140	\$780,000	12/04/2024

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:

11/10/2024 15:11

Elliot Kyriakou
03 9877 1277
0425 779 464

elliotkyriakou@mcgrath.com.au

Indicative Selling Price

\$720,000 - \$780,000

Median House Price

June quarter 2024: \$887,500



Property Type:

Divorce/Estate/Family Transfers

Land Size: 927 sqm approx

Agent Comments

Comparable Properties



9 Selina Av MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$743,000

Method: Private Sale

Date: 10/06/2024

Property Type: House

Land Size: 863 sqm approx



15 The Parkway CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$767,500

Method: Private Sale

Date: 11/05/2024

Property Type: House (Res)

Land Size: 899 sqm approx



34 Cave Hill Rd LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$780,000

Method: Private Sale

Date: 12/04/2024

Property Type: House

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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