

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

71 Carronvale Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$810,000 Property Type House Suburb Mooroolbark

Period - From 01/04/2023 to 30/06/2023 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.

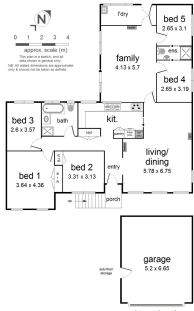
	Address of comparable property	Price	Date of sale
1	34 Zina Gr MOOROOLBARK 3138	\$900,000	13/06/2023
2	11 Eucalypt Dr LILYDALE 3140	\$897,000	13/04/2023
3	2 Blueberry Rd MOOROOLBARK 3138	\$883,500	23/03/2023

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:

24/08/2023 10:41



71 Carronvale Road, Mooroolbark



Property Type: House
Land Size: 873 sqm approx
Agent Comments

Indicative Selling Price
 \$800,000 - \$880,000
Median House Price
 June quarter 2023: \$810,000

Comparable Properties



34 Zina Gr MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$900,000
Method: Private Sale
Date: 13/06/2023
Property Type: House
Land Size: 923 sqm approx



11 Eucalypt Dr LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$897,000
Method: Private Sale
Date: 13/04/2023
Property Type: House
Land Size: 809 sqm approx



2 Blueberry Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$883,500
Method: Private Sale
Date: 23/03/2023
Property Type: House
Land Size: 905 sqm approx