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

16A Nambour Drive, Mooroolbark Vic 3138

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$850,000		&		\$920,000			
Median sale p	rice							
Median price	\$828,000	Pro	operty Type	Hou	se		Suburb	Mooroolbark
Period - From	01/10/2023	to	31/12/2023		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.

Add	dress of comparable property	Price	Date of sale
1	8A Bellara Dr MOOROOLBARK 3138	\$930,000	04/01/2024
2	3 Lancaster Rd MOOROOLBARK 3138	\$880,000	08/01/2024
3	18 Chirnside Dr CHIRNSIDE PARK 3116	\$850,000	07/02/2024

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:

05/04/2024 10:06









Property Type: House Land Size: 230 sqm approx Agent Comments Ben Degenhardt 97353300 0434 271 167 bdegenhardt@barryplant.com.au

Indicative Selling Price \$850,000 - \$920,000 Median House Price December quarter 2023: \$828,000

Comparable Properties



8A Bellara Dr MOOROOLBARK 3138 (REI/VG) Agent Comments



Price: \$930,000 Method: Private Sale Date: 04/01/2024 Property Type: House Land Size: 479 sqm approx



3 Lancaster Rd MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$880,000 Method: Private Sale Date: 08/01/2024 Property Type: Townhouse (Single)



18 Chirnside Dr CHIRNSIDE PARK 3116 (REI) Agent Comments



Price: \$850,000 Method: Private Sale Date: 07/02/2024 Property Type: House (Res) Land Size: 414 sqm approx

Account - Barry Plant | P: 03 9735 3300



property data

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