

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 consumer.vic.gov.au/underquoting

Range between \$850,000 & \$920,000

Median sale price

Median price \$828,000 Property Type House Suburb Mooroolbark

Period - From 01/10/2023 to 31/12/2023 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	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



 4  2  2

Property Type: House

Land Size: 230 sqm approx

Agent Comments

Comparable Properties



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

 3  2  2

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**

 3  2  2

Price: \$880,000

Method: Private Sale

Date: 08/01/2024

Property Type: Townhouse (Single)



18 Chirnside Dr CHIRNSIDE PARK 3116 (REI) **Agent Comments**

 4  2  1

Price: \$850,000

Method: Private Sale

Date: 07/02/2024

Property Type: House (Res)

Land Size: 414 sqm approx