

# 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

41 Larbert Road, Mooroolbark Vic 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,295,000

### Median sale price

Median price

\$841,000

Property Type

House

Suburb

Mooroolbark

Period - From

01/04/2022

to

31/03/2023

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	41 Tudor Dr MOOROOLBARK 3138	\$1,280,000	30/03/2023
2	8 Classic Dr MOOROOLBARK 3138	\$1,250,000	25/01/2023
3			

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:

22/05/2023 16:18



4 2 2

**Property Type:** House

**Land Size:** 714 sqm approx

Agent Comments

## Comparable Properties



**41 Tudor Dr MOOROOLBARK 3138 (REI)**

Agent Comments

5 3 2

**Price:** \$1,280,000

**Method:** Private Sale

**Date:** 30/03/2023

**Property Type:** House

**Land Size:** 805 sqm approx



**8 Classic Dr MOOROOLBARK 3138 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 25/01/2023

**Property Type:** House (Res)

**Land Size:** 996 sqm approx

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.

**Account - Jellis Craig** | P: 03 9870 6211 | F: 03 9870 6024