

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 6 Batterbee Drive, Mooroolbark, VIC 3138

Indicative selling price

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

Price Range

\$900,000

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\$990,000

Median sale price

Median price

\$830,000

Property Type

House

Suburb

Mooroolbark (3138)

Period - From

01/01/2021

to

31/12/2021

Source

Pricefinder

Comparable property sales

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
8 ESTHER CRESCENT, MOOROOLBARK VIC 3138	\$955,000	09/10/2021
53 STRUAN AVENUE, MOOROOLBARK VIC 3138	\$931,500	18/01/2022
16 MARALEE DRIVE, MOOROOLBARK VIC 3138	\$930,888	21/12/2021

This Statement of Information was prepared on: 07/02/2022