

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

34 Batterbee Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$840,000

&

\$890,000

Median sale price

Median price

\$834,750

Property Type

House

Suburb

Mooroolbark

Period - From

01/01/2024

to

31/03/2024

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	4 Stafford PI CHIRNSIDE PARK 3116	\$880,000	10/01/2024
2	10a Jillian St MOOROOLBARK 3138	\$857,000	15/12/2023
3	56A Highview Dr MOOROOLBARK 3138	\$855,000	24/12/2023

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:

15/05/2024 14:50



3 2 2

Property Type: House
Agent Comments

Indicative Selling Price
\$840,000 - \$890,000
Median House Price
March quarter 2024: \$834,750

Comparable Properties



4 Stafford Pl CHIRNSIDE PARK 3116 (REI/VG) Agent Comments

3 2 2

Price: \$880,000
Method: Private Sale
Date: 10/01/2024
Property Type: House
Land Size: 452 sqm approx



10a Jillian St MOOROOLBARK 3138 (REI/VG) Agent Comments

3 2 2

Price: \$857,000
Method: Private Sale
Date: 15/12/2023
Property Type: House (Res)
Land Size: 432 sqm approx



56A Highview Dr MOOROOLBARK 3138 (REI/VG) Agent Comments

3 2 2

Price: \$855,000
Method: Private Sale
Date: 24/12/2023
Property Type: House
Land Size: 307 sqm approx

Account - Woodards | P: 0390563899



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