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

15 Myoora Drive, Mooroolbark Vic 3138

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$850,000		&		\$920,000			
Median sale p	rice							
Median price	\$875,000	Pro	operty Type	Hou	ise		Suburb	Mooroolbark
Period - From	01/10/2024	to	31/12/2024		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.

Ado	dress of comparable property	Price	Date of sale
1	2 Boyd Cl MOOROOLBARK 3138	\$902,000	26/02/2025
2	9 Krystal Ct MOOROOLBARK 3138	\$968,500	20/02/2025
3	11 Barina Av MOOROOLBARK 3138	\$880,500	04/11/2024

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:

12/03/2025 13:49



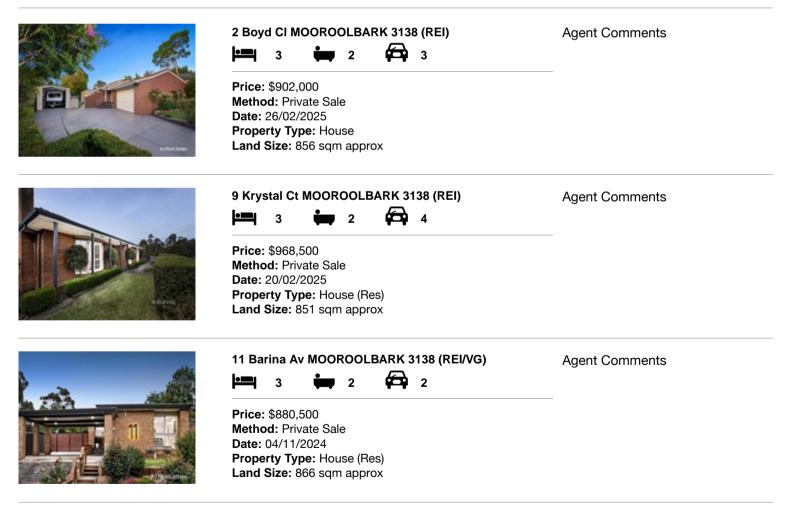






Rooms: 5 Property Type: House (Res) Land Size: 865 sqm approx Agent Comments Indicative Selling Price \$850,000 - \$920,000 Median House Price December quarter 2024: \$875,000

Comparable Properties



Account - Barry Plant | P: 03 9735 3300



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