

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

5 Toby Place, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$590,000

&

\$610,000

Median sale price

Median price

\$651,000

Property Type

Townhouse

Suburb

Mooroolbark

Period - From

11/12/2023

to

10/12/2024

Source

Property Data

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	39 Cambridge Rd MOOROOLBARK 3138	\$595,000	06/11/2024
2	1 Demartini Cl MOOROOLBARK 3138	\$600,000	24/08/2024
3	14 Primary St MOOROOLBARK 3138	\$605,000	17/06/2024

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:

11/12/2024 15:17



2 2 1

Property Type: Townhouse (Single)
Land Size: 180 sqm approx
Agent Comments

Indicative Selling Price
\$590,000 - \$610,000
Median Townhouse Price
11/12/2023 - 10/12/2024: \$651,000

Comparable Properties



39 Cambridge Rd MOOROOLBARK 3138 (REI)

Agent Comments

2 2 1

Price: \$595,000
Method: Private Sale
Date: 06/11/2024
Property Type: Townhouse (Res)



1 Demartini CI MOOROOLBARK 3138 (REI/VG)

Agent Comments

2 2 1

Price: \$600,000
Method: Private Sale
Date: 24/08/2024
Property Type: Townhouse (Single)
Land Size: 178 sqm approx



14 Primary St MOOROOLBARK 3138 (REI/VG)

Agent Comments

2 2 1

Price: \$605,000
Method: Sold Before Auction
Date: 17/06/2024
Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9735 3300