## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 5 Toby Place, Mooroolbark Vic 3138

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$590,000		&		\$610,000			
Median sale pr	rice							
Median price	\$651,000	Pro	operty Type	Tow	nhouse		Suburb	Mooroolbark
Period - From	11/12/2023	to	10/12/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	39 Cambridge Rd MOOROOLBARK 3138	\$595,000	06/11/2024
2	1 Demartini CI 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



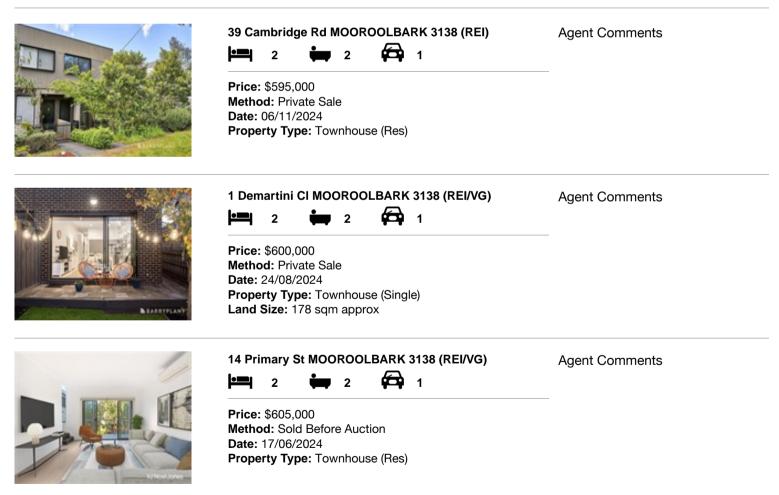






Property Type: Townhouse (Single) Land Size: 180 sqm approx Agent Comments Indicative Selling Price \$590,000 - \$610,000 Median Townhouse Price 11/12/2023 - 10/12/2024: \$651,000

# **Comparable Properties**



#### Account - Barry Plant | P: 03 9735 3300



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