

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

37A Swinburne Avenue, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$630,000 & \$660,000

Median sale price

Median price \$745,000 Property Type House Suburb Mooroolbark

Period - From 01/01/2021 to 31/03/2021 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	32 Balcombe Av MOOROOLBARK 3138	\$653,000	14/05/2021
2	50 Greenslopes Dr MOOROOLBARK 3138	\$650,000	04/05/2021
3	63 Dryden Conc MOOROOLBARK 3138	\$644,950	18/03/2021

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:

30/06/2021 10:07



 3  1  2

Rooms: 4

Property Type: House

Land Size: 440 sqm approx

Agent Comments

Indicative Selling Price

\$630,000 - \$660,000

Median House Price

March quarter 2021: \$745,000

Comparable Properties



32 Balcombe Av MOOROOLBARK 3138
(REI/VG)

Agent Comments

 3  1  2

Price: \$653,000

Method: Private Sale

Date: 14/05/2021

Property Type: House

Land Size: 372 sqm approx



50 Greenslopes Dr MOOROOLBARK 3138
(REI/VG)

Agent Comments

 3  1  1

Price: \$650,000

Method: Private Sale

Date: 04/05/2021

Property Type: House

Land Size: 427 sqm approx



63 Dryden Conc MOOROOLBARK 3138
(REI/VG)

Agent Comments

 3  1  1

Price: \$644,950

Method: Private Sale

Date: 18/03/2021

Property Type: House (Res)

Land Size: 359 sqm approx