

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 Savanna Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$780,000 & \$825,000

Median sale price

Median price \$875,000 Property Type House Suburb Mooroolbark

Period - From 01/01/2024 to 31/12/2024 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	32 Meadowlark La MOOROOLBARK 3138	\$815,000	28/01/2025
2	4 Cloverdale La CHIRNSIDE PARK 3116	\$805,000	20/11/2024
3	6 Ashton Av MOOROOLBARK 3138	\$855,000	21/09/2024

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:

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Property Type: House (Res)

Land Size: 905 sqm approx

Agent Comments

Indicative Selling Price

\$780,000 - \$825,000

Median House Price

Year ending December 2024: \$875,000

Comparable Properties



32 Meadowlark La MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$815,000

Method: Private Sale

Date: 28/01/2025

Property Type: House

Land Size: 860 sqm approx



4 Cloverdale La CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$805,000

Method: Auction Sale

Date: 20/11/2024

Property Type: House (Res)

Land Size: 860 sqm approx



6 Ashton Av MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$855,000

Method: Auction Sale

Date: 21/09/2024

Property Type: House (Res)

Land Size: 401 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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