

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

14 Highview Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$790,500

Property Type

House

Suburb

Mooroolbark

Period - From

01/01/2023

to

31/03/2023

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	17 Partridge Way MOOROOLBARK 3138	\$990,000	02/03/2023
2	12 Kambora Ct MOOROOLBARK 3138	\$971,300	28/03/2023
3	9 Sunburst Ct MOOROOLBARK 3138	\$940,000	01/02/2023

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:

24/05/2023 09:32

14 Highview Drive, Mooroolbark Vic 3138



Christopher Clerke

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Indicative Selling Price

\$900,000 - \$990,000

Median House Price

March quarter 2023: \$790,500



Property Type: House (Res)

Land Size: 965 sqm approx

Agent Comments

Comparable Properties



17 Partridge Way MOOROOLBARK 3138 (REI) Agent Comments



Price: \$990,000

Method: Private Sale

Date: 02/03/2023

Property Type: House

Land Size: 863 sqm approx



12 Kambora Ct MOOROOLBARK 3138 (REI) Agent Comments



Price: \$971,300

Method: Private Sale

Date: 28/03/2023

Rooms: 8

Property Type: House (Res)

Land Size: 1034 sqm approx



9 Sunburst Ct MOOROOLBARK 3138 (REI/VG) Agent Comments



Price: \$940,000

Method: Private Sale

Date: 01/02/2023

Property Type: House

Land Size: 1078 sqm approx

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354



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