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	14 Highview Drive, Mooroolbark Vic 3138
Including suburb and	
postcode	

Indicative selling price

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

Range between \$900,000 & \$990,000	Range between	\$900,000	&	\$990,000
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Median sale price

Median price	\$790,500	Pro	perty 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

Add	dress 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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

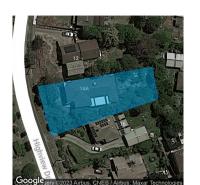
This Statement of Information was prepared on:	24/05/2023 09:32





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Indicative Selling Price \$900,000 - \$990,000 **Median House Price** March quarter 2023: \$790,500





Land Size: 965 sqm approx **Agent Comments**

Comparable Properties



17 Partridge Way MOOROOLBARK 3138 (REI)

Agent Comments

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)

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

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Price: \$940,000 Method: Private Sale Date: 01/02/2023 Property Type: House Land Size: 1078 sqm approx

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