

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

8 Corrong Crescent, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$1,050,000

&

\$1,125,000

Median sale price

Median price

\$895,500

Property Type

House

Suburb

Mooroolbark

Period - From

01/10/2021

to

31/12/2021

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	3 Tombolo Ct MOOROOLBARK 3138	\$1,255,000	18/03/2022
2	19 Dobell PI MOOROOLBARK 3138	\$1,155,000	07/12/2021
3	42 Partridge Way MOOROOLBARK 3138	\$1,080,000	10/03/2022

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:

30/03/2022 13:40

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Indicative Selling Price
\$1,050,000 - \$1,125,000
Median House Price
December quarter 2021: \$895,500



 5  2  2

Rooms: 6
Property Type: House (Res)
Land Size: 919 sqm approx
Agent Comments

Comparable Properties



3 Tombolo Ct MOOROOLBARK 3138 (REI)

Agent Comments

 5  2  3

Price: \$1,255,000
Method: Sold Before Auction
Date: 18/03/2022
Property Type: House (Res)
Land Size: 864 sqm approx



19 Dobell Pl MOOROOLBARK 3138 (REI/VG)

Agent Comments

 5  2  3

Price: \$1,155,000
Method: Private Sale
Date: 07/12/2021
Property Type: House
Land Size: 878 sqm approx



42 Partridge Way MOOROOLBARK 3138 (REI)

Agent Comments

 4  2  2

Price: \$1,080,000
Method: Private Sale
Date: 10/03/2022
Property Type: House (Res)
Land Size: 867 sqm approx