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 | 6 Blundell Place, 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 |
|-------------------------------------|---------------|-----------|---|-----------|
|-------------------------------------|---------------|-----------|---|-----------|

Median sale price

| Median price | \$810,000 | Pro | perty Type | House | | Suburb | Mooroolbark |
|---------------|------------|-----|------------|-------|--------|--------|-------------|
| Period - From | 01/04/2023 | to | 30/06/2023 | | 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

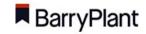
| Add | dress of comparable property | Price | Date of sale |
|-----|-----------------------------------|-------------|--------------|
| 1 | 12 Tiverton Cirt MOOROOLBARK 3138 | \$1,000,000 | 14/08/2023 |
| 2 | 11 Tudor Dr MOOROOLBARK 3138 | \$975,000 | 10/08/2023 |
| 3 | 11 Erica Cr KILSYTH 3137 | \$939,000 | 09/08/2023 |

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: | 30/08/2023 12:05 |
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Property Type: Land (Res) **Agent Comments**

Indicative Selling Price \$900,000 - \$990,000 **Median House Price** June quarter 2023: \$810,000

Comparable Properties



12 Tiverton Cirt MOOROOLBARK 3138 (REI)





Price: \$1,000,000 Method: Private Sale Date: 14/08/2023 Property Type: House Land Size: 558 sqm approx **Agent Comments**



11 Tudor Dr MOOROOLBARK 3138 (REI)





Price: \$975,000 Method: Private Sale Date: 10/08/2023 Property Type: House Land Size: 612 sqm approx Agent Comments



11 Erica Cr KILSYTH 3137 (REI)





Price: \$939.000 Method: Private Sale Date: 09/08/2023

Property Type: House (Res) Land Size: 909 sqm approx Agent Comments

Account - Barry Plant | P: 03 9735 3300



