

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

6 Blundell Place, 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 \$810,000 Property 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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

30/08/2023 12:05



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)

Agent Comments



Price: \$1,000,000

Method: Private Sale

Date: 14/08/2023

Property Type: House

Land Size: 558 sqm approx



11 Tudor Dr MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$975,000

Method: Private Sale

Date: 10/08/2023

Property Type: House

Land Size: 612 sqm approx



11 Erica Cr KILSYTH 3137 (REI)

Agent Comments



Price: \$939,000

Method: Private Sale

Date: 09/08/2023

Property Type: House (Res)

Land Size: 909 sqm approx