

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

1/37 Diane Crescent, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$695,000

&

\$755,000

Median sale price

Median price \$855,000

Property Type House

Suburb Mooroolbark

Period - From 01/07/2024

to

30/09/2024

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	1a Coombah Ct MOOROOLBARK 3138	\$743,000	11/11/2024
2	1/79 Taylor Rd MOOROOLBARK 3138	\$735,000	05/11/2024
3	1/28 Kalimna St MOOROOLBARK 3138	\$750,000	11/09/2024

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:

21/11/2024 09:43



Property Type:
Agent Comments

Indicative Selling Price
\$695,000 - \$755,000
Median House Price
September quarter 2024: \$855,000

Comparable Properties



1a Coombah Ct MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$743,000
Method: Private Sale
Date: 11/11/2024
Property Type: House
Land Size: 429 sqm approx



1/79 Taylor Rd MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$735,000
Method: Private Sale
Date: 05/11/2024
Property Type: Unit
Land Size: 361 sqm approx



1/28 Kalimna St MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 11/09/2024
Property Type: House
Land Size: 522 sqm approx