## 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	12 Macmillan Street, Mooroolbark Vic 3138
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$885,000	&	\$970,000
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#### Median sale price

Median price	\$875,000	Pro	perty Type	House		Suburb	Mooroolbark
Period - From	01/01/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	6 Taronga Cr CROYDON 3136	\$900,000	25/01/2025
2	25 Cass Av CROYDON 3136	\$948,000	10/12/2024
3	30 Sheldon Av MOOROOLBARK 3138	\$900,000	29/11/2024

#### 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:	10/02/2025 11:24













Property Type: House (Res) Land Size: 967 sqm approx **Agent Comments** 

**Indicative Selling Price** \$885,000 - \$970,000 **Median House Price** Year ending December 2024: \$875,000

## Comparable Properties



6 Taronga Cr CROYDON 3136 (REI)







Price: \$900,000 Method: Auction Sale Date: 25/01/2025 Property Type: House Land Size: 864 sqm approx **Agent Comments** 



25 Cass Av CROYDON 3136 (REI)







Price: \$948,000

Method: Expression of Interest

Date: 10/12/2024

Property Type: House (Res) Land Size: 836 sqm approx

**Agent Comments** 



30 Sheldon Av MOOROOLBARK 3138 (REI/VG)

Price: \$900,000 Method: Private Sale Date: 29/11/2024 Property Type: House Land Size: 864 sqm approx





**Agent Comments** 





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