

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

2/37 Diane Crescent, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$550,000 & \$595,000

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	18 Lithgow Way MOOROOLBARK 3138	\$566,000	04/12/2024
2	39 Cambridge Rd MOOROOLBARK 3138	\$595,000	06/11/2024
3	3/69 Manchester Rd MOOROOLBARK 3138	\$570,000	01/11/2024

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:

15/01/2025 11:51



Property Type:
Agent Comments

Indicative Selling Price
\$550,000 - \$595,000
Median House Price
September quarter 2024: \$855,000

Comparable Properties



18 Lithgow Way MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$566,000
Method: Private Sale
Date: 04/12/2024
Property Type: Townhouse (Single)



39 Cambridge Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$595,000
Method: Private Sale
Date: 06/11/2024
Property Type: Townhouse (Res)

3/69 Manchester Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$570,000
Method: Private Sale
Date: 01/11/2024
Property Type: Townhouse (Res)

