

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

70 Partridge Way, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$820,000

Property Type

House

Suburb

Mooroolbark

Period - From

01/01/2023

to

31/12/2023

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 West Lnk CHIRNSIDE PARK 3116	\$1,250,000	10/11/2023
2	79 Eucalypt Dr LILYDALE 3140	\$1,230,000	17/10/2023
3	53 Partridge Way MOOROOLBARK 3138	\$1,180,000	04/12/2023

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:

19/03/2024 12:23



Property Type: Land
Land Size: 864 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
Year ending December 2023: \$820,000

Comparable Properties



12 West Lnk CHIRNSIDE PARK 3116 (REI/VG) Agent Comments



Price: \$1,250,000
Method: Private Sale
Date: 10/11/2023
Property Type: House
Land Size: 302 sqm approx



79 Eucalypt Dr LILYDALE 3140 (REI/VG) Agent Comments



Price: \$1,230,000
Method: Private Sale
Date: 17/10/2023
Property Type: House
Land Size: 1228 sqm approx



53 Partridge Way MOOROOLBARK 3138 (REI/VG) Agent Comments



Price: \$1,180,000
Method: Private Sale
Date: 04/12/2023
Property Type: House
Land Size: 868 sqm approx