

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 Demartini Close, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$663,400 Property Type Unit Suburb Mooroolbark

Period - From 01/01/2024 to 31/03/2024 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	3 Meredith CI MOOROOLBARK 3138	\$650,000	31/05/2024
2	1 Monty CI KILSYTH 3137	\$640,000	28/03/2024
3	3/94 Brice Av MOOROOLBARK 3138	\$632,500	06/04/2024

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:

26/06/2024 10:53



2 2 1

Rooms: 3
Property Type: Townhouse (Single)
Land Size: 177 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$600,000 - \$650,000
Median Unit Price
March quarter 2024: \$663,400

Comparable Properties



3 Meredith CI MOOROOLBARK 3138 (REI)

[Agent Comments](#)

2 2 1

Price: \$650,000
Method: Private Sale
Date: 31/05/2024
Property Type: House
Land Size: 277 sqm approx



1 Monty CI KILSYTH 3137 (REI/VG)

[Agent Comments](#)

2 2 1

Price: \$640,000
Method: Private Sale
Date: 28/03/2024
Property Type: Townhouse (Single)



3/94 Brice Av MOOROOLBARK 3138 (REI/VG)

[Agent Comments](#)

2 - -

Price: \$632,500
Method: Private Sale
Date: 06/04/2024
Property Type: Townhouse (Res)
Land Size: 900 sqm approx

Account - Barry Plant | P: 03 9735 3300