

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

11 Sheldon Avenue, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$828,000 Property Type House Suburb Mooroolbark

Period - From 01/10/2023 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	34 Sheldon Av MOOROOLBARK 3138	\$805,000	01/11/2023
2	131 Cambridge Rd MOOROOLBARK 3138	\$780,000	18/01/2024
3	145 Cambridge Rd MOOROOLBARK 3138	\$735,000	10/02/2024

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.~~

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4 1 4

Property Type: House
Land Size: 885 sqm approx
 Agent Comments

Indicative Selling Price
 \$750,000 - \$800,000
Median House Price
 December quarter 2023: \$828,000

Comparable Properties



34 Sheldon Av MOOROOLBARK 3138 (REI/VG) Agent Comments

3 1 2

Price: \$805,000
Method: Private Sale
Date: 01/11/2023
Property Type: House
Land Size: 872 sqm approx



131 Cambridge Rd MOOROOLBARK 3138 (REI) Agent Comments

3 1 1

Price: \$780,000
Method: Private Sale
Date: 18/01/2024
Property Type: House
Land Size: 893 sqm approx



145 Cambridge Rd MOOROOLBARK 3138 (REI) Agent Comments

4 1 2

Price: \$735,000
Method: Private Sale
Date: 10/02/2024
Property Type: House
Land Size: 899 sqm approx

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