

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

12 Larbert Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$770,000 & \$830,000

Median sale price

Median price \$834,750 Property Type House 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 | 12 Maralee Dr MOOROOLBARK 3138 | \$830,000 | 02/04/2024 |
| 2 | 72 Carronvale Rd MOOROOLBARK 3138 | \$830,000 | 04/04/2024 |
| 3 | 18 Orrong Rd MOOROOLBARK 3138 | \$750,000 | 13/04/2024 |

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:

12/06/2024 10:10



3 1 2

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

Indicative Selling Price

\$770,000 - \$830,000

Median House Price

March quarter 2024: \$834,750

Comparable Properties



12 Maralee Dr MOOROOLBARK 3138 (REI/VG) **Agent Comments**

3 2 2

Price: \$830,000
Method: Private Sale
Date: 02/04/2024
Property Type: House
Land Size: 872 sqm approx



72 Carronvale Rd MOOROOLBARK 3138 (REI/VG) **Agent Comments**

3 1 4

Price: \$830,000
Method: Private Sale
Date: 04/04/2024
Property Type: House
Land Size: 871 sqm approx



18 Orrong Rd MOOROOLBARK 3138 (REI/VG) **Agent Comments**

3 1 1

Price: \$750,000
Method: Private Sale
Date: 13/04/2024
Property Type: House
Land Size: 870 sqm approx