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

13 Western Way, Mooroolbark Vic 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$850,000		&		\$920,000					
Median sale price										
Median price	\$850,000	Pro	Property Type Hous		se		Suburb	Mooroolbark		
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	98 Landscape Dr MOOROOLBARK 3138	\$902,000	30/11/2023
2	9 Terra Rossa Ct MOOROOLBARK 3138	\$891,000	21/11/2023
3	113 Hayrick La MOOROOLBARK 3138	\$875,000	03/11/2023

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:

10/01/2024 16:33









Property Type: House Land Size: 864 sqm approx Agent Comments Indicative Selling Price \$850,000 - \$920,000 Median House Price September quarter 2023: \$850,000

Comparable Properties

Potessionals	98 Landscape Dr MOOROOLBARK 3138 (REI) 4 2 2 2 Price: \$902,000 Method: Private Sale Date: 30/11/2023 Property Type: House Land Size: 859 sqm approx	Agent Comments
Direct Jores	9 Terra Rossa Ct MOOROOLBARK 3138 (REI/VG) 9 Terra Rossa Ct MOOROOLBARK 3138 9 Terra Rossa Ct MOOROOLBARK 314 9 Terra	Agent Comments
	113 Hayrick La MOOROOLBARK 3138 (REI) 5 2 2 1 Price: \$875,000 Method: Private Sale Date: 03/11/2023 Property Type: House Land Size: 861 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454



Propertydata

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