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

16 Andrew Street, Mooroolbark Vic 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$750,000		&		\$820,000				
Median sale p	rice								
Median price	\$837,000	Pro	operty Type	Hou	se		Suburb	Mooroolbark	
Period - From	02/05/2023	to	01/05/2024		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	20 Andrew st MOOROOLBARK 3138	\$790,000	22/11/2023
2	131 Cambridge Rd MOOROOLBARK 3138	\$780,000	18/01/2024
3	11 Sheldon Av MOOROOLBARK 3138	\$770,000	19/04/2024

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:

02/05/2024 10:52



McGrath

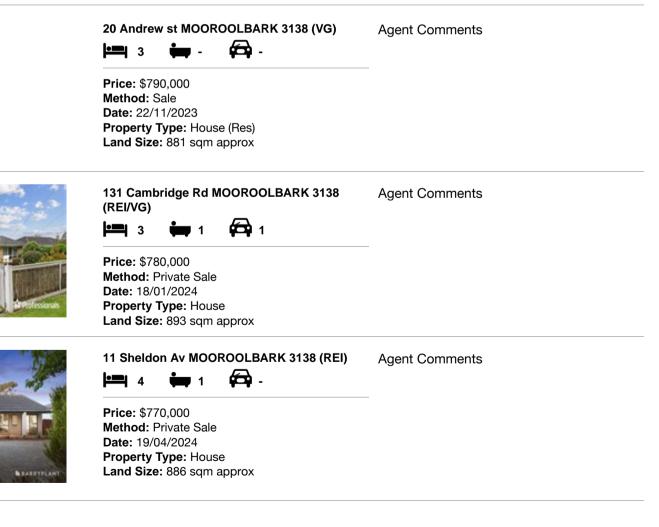




Property Type: House Land Size: 885 sqm approx Agent Comments Chris Manolopoulos 9889 8800 0439 478 825 chrismanolopoulos@mcrath.com.au

> Indicative Selling Price \$750,000 - \$820,000 Median House Price 02/05/2023 - 01/05/2024: \$837,000

Comparable Properties



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