

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 between \$750,000 & \$820,000

Median sale price

Median price \$837,000 Property Type House Suburb Mooroolbark

Period - From 02/05/2023 to 01/05/2024 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	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

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Indicative Selling Price

\$750,000 - \$820,000

Median House Price

02/05/2023 - 01/05/2024: \$837,000



 3  1  1

Property Type: House

Land Size: 885 sqm approx

Agent Comments

Comparable Properties

20 Andrew st MOOROOLBARK 3138 (VG)

Agent Comments

 3  -  -

Price: \$790,000

Method: Sale

Date: 22/11/2023

Property Type: House (Res)

Land Size: 881 sqm approx



131 Cambridge Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  1  1

Price: \$780,000

Method: Private Sale

Date: 18/01/2024

Property Type: House

Land Size: 893 sqm approx



11 Sheldon Av MOOROOLBARK 3138 (REI)

Agent Comments

 4  1  -

Price: \$770,000

Method: Private Sale

Date: 19/04/2024

Property Type: House

Land Size: 886 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613