

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

16A Nambour Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$850,000 & \$920,000

Median sale price

Median price \$828,500 Property Type House Suburb Mooroolbark

Period - From 03/04/2023 to 02/04/2024 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	3 Lancaster Rd MOOROOLBARK 3138	\$880,000	08/01/2024
2	52 Savanna Dr MOOROOLBARK 3138	\$876,000	20/10/2023
3	18 Chirnside Dr CHIRNSIDE PARK 3116	\$850,000	07/02/2024

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.~~

This Statement of Information was prepared on: 03/04/2024 10:47



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  2

Property Type: House
Land Size: 230 sqm approx
 Agent Comments

Indicative Selling Price
 \$850,000 - \$920,000
Median House Price
 03/04/2023 - 02/04/2024: \$828,500

Comparable Properties



3 Lancaster Rd MOOROOLBARK 3138 (REI) Agent Comments

 3
  2
  2

Price: \$880,000
Method: Private Sale
Date: 08/01/2024
Property Type: Townhouse (Single)



52 Savanna Dr MOOROOLBARK 3138 (REI/VG) Agent Comments

 4
  2
  2

Price: \$876,000
Method: Private Sale
Date: 20/10/2023
Property Type: House (Res)
Land Size: 531 sqm approx



18 Chirnside Dr CHIRNSIDE PARK 3116 (REI) Agent Comments

 4
  2
  1

Price: \$850,000
Method: Private Sale
Date: 07/02/2024
Property Type: House (Res)
Land Size: 414 sqm approx

Account - Barry Plant | P: 03 9735 3300