

# 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 19 Sheldon Avenue, Mooroolbark Vic 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$640,000 & \$680,000

### Median sale price

Median price \$663,400 Property Type Unit 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	31 Sweetland Rd MOOROOLBARK 3138	\$680,000	10/01/2024
2	1/42 Zina Gr MOOROOLBARK 3138	\$660,000	10/05/2024
3	59 Pembroke Rd MOOROOLBARK 3138	\$650,000	09/03/2024

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: 14/05/2024 10:27



**Property Type:** House (Res)  
**Land Size:** 412 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$640,000 - \$680,000  
**Median Unit Price**  
March quarter 2024: \$663,400

## Comparable Properties



**31 Sweetland Rd MOOROOLBARK 3138 (REI/VG)**

**Agent Comments**



**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 10/01/2024  
**Property Type:** House  
**Land Size:** 396 sqm approx



**1/42 Zina Gr MOOROOLBARK 3138 (REI)**

**Agent Comments**



**Price:** \$660,000  
**Method:** Private Sale  
**Date:** 10/05/2024  
**Property Type:** Unit  
**Land Size:** 410 sqm approx



**59 Pembroke Rd MOOROOLBARK 3138 (REI/VG)**

**Agent Comments**



**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 09/03/2024  
**Property Type:** House  
**Land Size:** 351 sqm approx

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