

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 2/31-33 Delville Street, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$765,000 & \$810,000

Median sale price

Median price \$663,000 Property type Unit Suburb Mooroolbark
Period - From 01/07/2023 to 30/09/2023 Source REIV

Comparable property sales

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
99 Spriggs Drive, Croydon Vic 3136	\$810,000	26/09/2023
4/5 Crinan Street, Kilsyth Vic 3137	\$780,000	22/08/2023
17/83a Lincoln Road, Croydon Vic 3136	\$760,000	15/08/2023

This Statement of Information was prepared on: 22/11/2023

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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 4/31-33 Delville Street, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$675,000 & \$710,000

Median sale price

Median price \$663,000 Property type Unit Suburb Mooroolbark
Period - From 01/07/2023 to 30/09/2023 Source REIV

Comparable property sales

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
10 Spriggs Drive, Croydon Vic 3136	\$695,000	26/08/2023
2 Brennan Close, Mooroolbark Vic 3138	\$670,000	30/08/2023
8 Spriggs Drive, Croydon Vic 3136	\$670,000	31/05/2023

This Statement of Information was prepared on: 22/11/2023

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 5/31-33 Delville Street, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$860,000 & \$890,000

Median sale price

Median price \$663,000 Property type Unit Suburb Mooroolbark
Period - From 01/07/2023 to 30/09/2023 Source REIV

Comparable property sales

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
49 Evans Drive, Croydon Vic 3136	\$885,090	05/10/2023
37 Lionel Crescent, Croydon Vic 3136	\$875,000	19/09/2023
6 Roloran Avenue, Croydon Vic 3136	\$870,000	30/08/2023

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