## 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

21 Freshfield Avenue, Mooroolbark Vic 3138

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,150,000		&		\$1,250,000			
Median sale p	rice							
Median price	\$828,000	Pro	operty Type	Hou	se		Suburb	Mooroolbark
Period - From	01/10/2023	to	31/12/2023		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	17 Capra Dr MOOROOLBARK 3138	\$1,275,000	21/11/2023
2	40 Tudor Dr MOOROOLBARK 3138	\$1,235,000	30/11/2023
3	12 Tudor Dr MOOROOLBARK 3138	\$1,150,000	06/10/2023

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:

01/02/2024 09:18



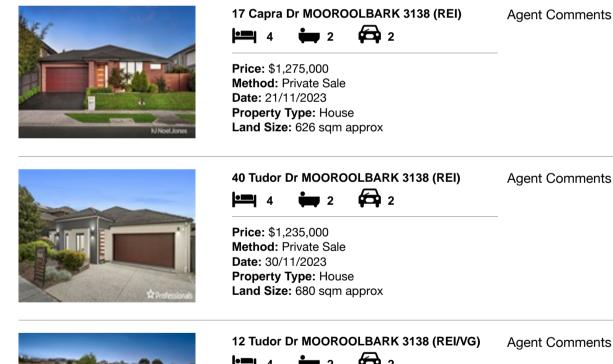






Rooms: 5 Property Type: House Land Size: 655 sqm approx Agent Comments Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price December quarter 2023: \$828,000

# **Comparable Properties**







Price: \$1,150,000 Method: Private Sale Date: 06/10/2023 Property Type: House Land Size: 659 sqm approx

#### Account - Barry Plant | P: 03 9735 3300



property data

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