

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 consumer.vic.gov.au/underquoting

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$828,000 Property Type House Suburb Mooroolbark

Period - From 01/10/2023 to 31/12/2023 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	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



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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



17 Capra Dr MOOROOLBARK 3138 (REI)

Agent Comments

4 2 2

Price: \$1,275,000
Method: Private Sale
Date: 21/11/2023
Property Type: House
Land Size: 626 sqm approx



40 Tudor Dr MOOROOLBARK 3138 (REI)

Agent Comments

4 2 2

Price: \$1,235,000
Method: Private Sale
Date: 30/11/2023
Property Type: House
Land Size: 680 sqm approx



12 Tudor Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments

4 2 2

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