

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 The Briars, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$870,000 & \$950,000

Median sale price

Median price \$837,000 Property Type House Suburb Mooroolbark

Period - From 01/05/2023 to 30/04/2024 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	8 Malcolm Ct MOOROOLBARK 3138	\$900,000	02/11/2023
2	9 Terra Rossa Ct MOOROOLBARK 3138	\$891,000	21/11/2023
3	18 Morokai Gr LILYDALE 3140	\$875,000	12/12/2023

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:

01/05/2024 23:38



3 2 2

Rooms: 5
Property Type: House
Land Size: 456 sqm approx
 Agent Comments

Indicative Selling Price
 \$870,000 - \$950,000
Median House Price
 01/05/2023 - 30/04/2024: \$837,000

Comparable Properties



8 Malcolm Ct MOOROOLBARK 3138 (VG)

Agent Comments

3 - -

Price: \$900,000
Method: Sale
Date: 02/11/2023
Property Type: House (Res)
Land Size: 870 sqm approx



9 Terra Rossa Ct MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 2 3

Price: \$891,000
Method: Private Sale
Date: 21/11/2023
Property Type: House
Land Size: 939 sqm approx



18 Morokai Gr LILYDALE 3140 (REI/VG)

Agent Comments

3 3 4

Price: \$875,000
Method: Sold Before Auction
Date: 12/12/2023
Property Type: House (Res)
Land Size: 862 sqm approx

Account - Barry Plant | P: 03 9735 3300