

# 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 22 Drummer Hill Lane, 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 \$1,300,000 & \$1,400,000

### Median sale price

Median price \$834,750 Property Type House 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	11 Chatswood Gr CHIRNSIDE PARK 3116	\$1,385,000	19/04/2024
2	5 Tournament Rd CHIRNSIDE PARK 3116	\$1,380,000	10/05/2024
3	27 Great Oak Ct MOOROOLBARK 3138	\$1,300,000	12/04/2024

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: 17/06/2024 14:49



**Property Type:** House

**Land Size:** 864 sqm approx

Agent Comments

## Comparable Properties



**11 Chatswood Gr CHIRNSIDE PARK 3116 (REI)** Agent Comments



**Price:** \$1,385,000

**Method:** Private Sale

**Date:** 19/04/2024

**Property Type:** House

**Land Size:** 1171 sqm approx



**5 Tournament Rd CHIRNSIDE PARK 3116 (REI)** Agent Comments



**Price:** \$1,380,000

**Method:** Private Sale

**Date:** 10/05/2024

**Property Type:** House (Res)

**Land Size:** 512 sqm approx



**27 Great Oak Ct MOOROOLBARK 3138 (REI)** Agent Comments



**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 12/04/2024

**Property Type:** House

**Land Size:** 869 sqm approx