

# 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

25 Bickleigh Vale Road, Mooroolbark Vic 3138
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$1,955,000
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 & 

\$2,150,000
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### Median sale price

Median price 

\$850,000
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 Property Type 

House
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 Suburb 

Mooroolbark
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Period - From 

01/07/2023
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 to 

30/09/2023
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 Source 

REIV
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### 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	7 Harley Cr MOOROOLBARK 3138	\$2,150,000	08/09/2023
2			
3			

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: 

17/10/2023 14:40
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 5  3  2

**Property Type:** House  
**Land Size:** 4452 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,955,000 - \$2,150,000  
**Median House Price**  
September quarter 2023: \$850,000

## Comparable Properties



7 Harley Cr MOOROOLBARK 3138 (REI)

**Agent Comments**

 6  3  2

**Price:** \$2,150,000  
**Method:** Private Sale  
**Date:** 08/09/2023  
**Property Type:** House  
**Land Size:** 2040 sqm approx

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.

**Account - Barry Plant | P: 03 9842 8888**