#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	25 Bickleigh Vale Road, Mooroolbark Vic 3138
Including suburb and	
nostcode	

### Indicative selling price

Property offered for sale

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

Range between	\$1,955,000	&	\$2,150,000

#### Median sale price

Median price	\$850,000	Pro	perty Type	House		Suburb	Mooroolbark
Period - From	01/07/2023	to	30/09/2023		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 sixmonths 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







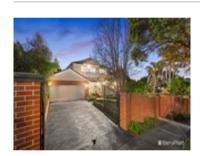


**Property Type:** House **Land Size:** 4452 sqm approx

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)

**=** 6





Price: \$2,150,000 Method: Private Sale Date: 08/09/2023 Property Type: House

Land Size: 2040 sqm approx

Agent Comments

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



