

# 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 Blue Ridge Drive, 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 \$980,000 & \$1,050,000

### 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	8 Dobell PI MOOROOLBARK 3138	\$1,050,000	07/03/2024
2	80 Blue Ridge Dr MOOROOLBARK 3138	\$985,000	20/12/2023
3	5 Ross Pincott Dr MOOROOLBARK 3138	\$975,000	09/02/2024

**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: 12/06/2024 14:27



3   2   2

**Property Type:** House  
**Land Size:** 854 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$980,000 - \$1,050,000

**Median House Price**

March quarter 2024: \$834,750

## Comparable Properties



**8 Dobell PI MOOROOLBARK 3138 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$1,050,000  
**Method:** Private Sale  
**Date:** 07/03/2024  
**Property Type:** House  
**Land Size:** 999 sqm approx



**80 Blue Ridge Dr MOOROOLBARK 3138 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$985,000  
**Method:** Private Sale  
**Date:** 20/12/2023  
**Property Type:** House  
**Land Size:** 682 sqm approx



**5 Ross Pincott Dr MOOROOLBARK 3138 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$975,000  
**Method:** Private Sale  
**Date:** 09/02/2024  
**Property Type:** House  
**Land Size:** 868 sqm approx