

# 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 3 Meridian Court, 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 \$1,050,000 & \$1,150,000

### Median sale price

Median price \$828,000 Property type House Suburb Mooroolbark  
Period - From 01/10/2023 to 31/12/2023 Source REIV

### Comparable property sales

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
22 Blueberry Road, Mooroolbark Vic 3138	\$1,100,000	30/11/2023
53 Partridge Way, Mooroolbark Vic 3138	\$1,180,000	04/12/2023
92 Partridge Way, Mooroolbark Vic 3138	\$1,080,000	02/09/2023

This Statement of Information was prepared on: 15/02/2024