

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 41 Greenslopes Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$600,000 & \$660,000

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	40 Esther Cr MOOROOLBARK 3138	\$652,000	01/02/2024
2	9 Holmes Rd MOOROOLBARK 3138	\$650,000	24/02/2024
3	59 Pembroke Rd MOOROOLBARK 3138	\$650,000	09/03/2024

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: 25/06/2024 11:00



Property Type: House
Land Size: 349 sqm approx
Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median House Price

March quarter 2024: \$834,750

Comparable Properties



40 Esther Cr MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$652,000
Method: Private Sale
Date: 01/02/2024
Property Type: House
Land Size: 420 sqm approx



9 Holmes Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$650,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 381 sqm approx



59 Pembroke Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 09/03/2024
Property Type: House
Land Size: 351 sqm approx