

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 46 Greenslopes Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$810,000 Property Type House Suburb Mooroolbark

Period - From 01/04/2023 to 30/06/2023 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 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	37 Carronvale Rd MOOROOLBARK 3138	\$907,500	19/04/2023
2	22 Nambour Dr MOOROOLBARK 3138	\$850,000	26/07/2023
3	64 Ross Pincott Dr MOOROOLBARK 3138	\$780,000	11/07/2023

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: 06/09/2023 15:07



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Property Type: House
Land Size: 897 sqm approx
 Agent Comments

Indicative Selling Price
 \$800,000 - \$880,000
Median House Price
 June quarter 2023: \$810,000

Comparable Properties



37 Carronvale Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 2 1

Price: \$907,500
Method: Private Sale
Date: 19/04/2023
Property Type: House
Land Size: 868 sqm approx



22 Nambour Dr MOOROOLBARK 3138 (REI)

Agent Comments

3 1 2

Price: \$850,000
Method: Private Sale
Date: 26/07/2023
Property Type: House
Land Size: 853 sqm approx



64 Ross Pincott Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 1 1

Price: \$780,000
Method: Private Sale
Date: 11/07/2023
Property Type: House
Land Size: 888 sqm approx

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