

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 59 Esther Crescent, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$820,000 Property Type House Suburb Mooroolbark

Period - From 01/01/2023 to 31/12/2023 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	24-26 Zealandia Rd.E CROYDON NORTH 3136	\$1,000,000	14/11/2023
2	14 Meadowlark La MOOROOLBARK 3138	\$762,000	29/08/2023
3	5 Bridges Av MOOROOLBARK 3138	\$720,000	28/09/2023

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: 15/01/2024 17:14



Property Type: House (Previously Occupied - Detached)
Land Size: 967 sqm approx
 Agent Comments

Indicative Selling Price
 \$750,000 - \$825,000
Median House Price
 Year ending December 2023: \$820,000

Comparable Properties



24-26 Zealandia Rd.E CROYDON NORTH 3136 (REI)



Price: \$1,000,000
Method: Private Sale
Date: 14/11/2023
Property Type: House
Land Size: 927 sqm approx

Agent Comments

This property is above the target range Internals are clean and neat and in some ways they have been updated Land is slightly smaller with gardens well maintained The target property is a Commission Home



14 Meadowlark La MOOROOLBARK 3138 (REI/VG)



Price: \$762,000
Method: Private Sale
Date: 29/08/2023
Property Type: House
Land Size: 942 sqm approx

Agent Comments

This property is mid range to target property on a slightly smaller land block. Land is slopped with house cut into the slope Internals are neat and tidy and appear to have been updated Externally house is well maintained in good order



5 Bridges Av MOOROOLBARK 3138 (REI/VG)



Price: \$720,000
Method: Private Sale
Date: 28/09/2023
Property Type: House
Land Size: 961 sqm approx

Agent Comments

This property is below the target range Similar size land Internals are very dated and externally the house and garage need some maintenance The outdoor covered alfresco area need some maintenance as well Gardens are very basic