# 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

6 Monomeith Street, Mooroolbark Vic 3138

### Indicative selling price

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Single price \$850,000

#### Median sale price

Median price	\$841,000	Pro	perty Type Hou	ISE	Subur	Mooroolbark
Period - From	01/04/2022	to	31/03/2023	Sour	rce 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.

Ado	dress of comparable property	Price	Date of sale
1	30 Bambra St CROYDON 3136	\$853,500	14/04/2023
2	33 Myoora Dr MOOROOLBARK 3138	\$845,000	12/05/2023
3	28 Sweetland Rd MOOROOLBARK 3138	\$845,000	15/03/2023

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:

12/07/2023 15:54



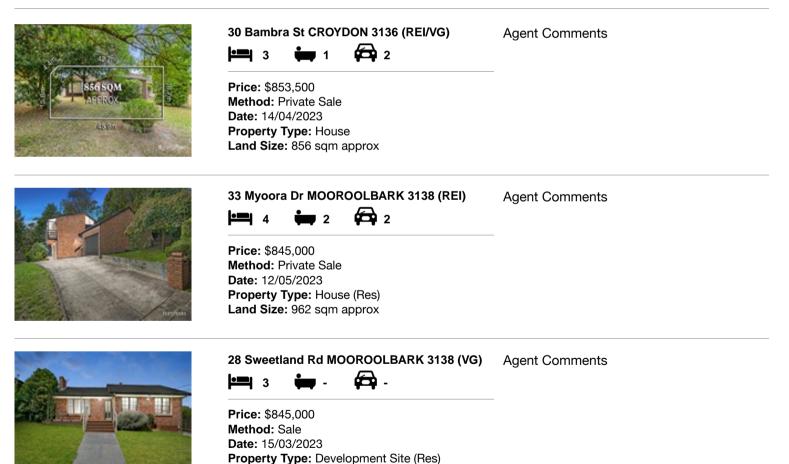






Rooms: 4 Property Type: House (Res) Land Size: 878 sqm approx Agent Comments Indicative Selling Price \$850,000 Median House Price Year ending March 2023: \$841,000

# **Comparable Properties**



Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354

Land Size: 868 sqm approx





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