

# 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

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$850,000

### Median sale price

Median price \$841,000

Property Type House

Suburb Mooroolbark

Period - From 01/04/2022

to 31/03/2023

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	30 Bamba 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



 3    2    2

**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



**30 Bambra St CROYDON 3136 (REI/VG)**

Agent Comments

 3    1    2

**Price:** \$853,500  
**Method:** Private Sale  
**Date:** 14/04/2023  
**Property Type:** House  
**Land Size:** 856 sqm approx



**33 Myoora Dr MOOROOLBARK 3138 (REI)**

Agent Comments

 4    2    2

**Price:** \$845,000  
**Method:** Private Sale  
**Date:** 12/05/2023  
**Property Type:** House (Res)  
**Land Size:** 962 sqm approx



**28 Sweetland Rd MOOROOLBARK 3138 (VG)**

Agent Comments

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**Price:** \$845,000  
**Method:** Sale  
**Date:** 15/03/2023  
**Property Type:** Development Site (Res)  
**Land Size:** 868 sqm approx

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