Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

7 Andrew Street, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$750,000 & \$800,000	Range between	\$750,000	&	\$800,000
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Median sale price

Median price	\$834,750	Pro	perty 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

Aut	areas or comparable property	1 1100	Date of Sale
1	6 Monomeith St MOOROOLBARK 3138	\$832,500	07/03/2024
2	10 Wallace Way MOOROOLBARK 3138	\$790,000	27/04/2024
3	18 Orrong Rd MOOROOLBARK 3138	\$750,000	13/04/2024

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:	29/05/2024 08:59



Date of sale



Patrick Donker 9726 8888 0432 045 346 patrickdonker@jelliscraig.com.au

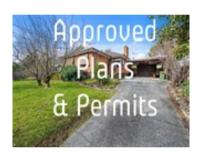
> Indicative Selling Price \$750,000 - \$800,000 Median House Price March quarter 2024: \$834,750



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Property Type: House **Land Size:** 906 sqm approx Agent Comments

Comparable Properties



6 Monomeith St MOOROOLBARK 3138 (REI/VG)

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Price: \$832,500 Method: Private Sale Date: 07/03/2024 Property Type: House Land Size: 879 sqm approx Agent Comments



10 Wallace Way MOOROOLBARK 3138 (REI)

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Price: \$790,000 Method: Private Sale Date: 27/04/2024 Property Type: House Land Size: 863 sqm approx **Agent Comments**



18 Orrong Rd MOOROOLBARK 3138 (REI)

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Price: \$750,000 Method: Private Sale Date: 13/04/2024 Property Type: House Land Size: 870 sqm approx **Agent Comments**

Account - Jellis Craig | P: 03 9726 8888



