

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

8/94 Brice Avenue, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$640,000 & \$690,000

Median sale price

Median price \$834,750 Property 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	Price	Date of sale
1	53 Lomond Av KILSYTH 3137	\$705,000	02/03/2024
2	5 Nicky CI MOOROOLBARK 3138	\$688,800	24/01/2024
3	4 Sage CI KILSYTH 3137	\$657,500	20/11/2023

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:

23/04/2024 11:52



3 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$640,000 - \$690,000

Median House Price

March quarter 2024: \$834,750

Comparable Properties



53 Lomond Av KILSYTH 3137 (REI)

Agent Comments

3 2 2

Price: \$705,000

Method: Private Sale

Date: 02/03/2024

Property Type: Townhouse (Single)

Land Size: 220 sqm approx



5 Nicky CI MOOROOLBARK 3138 (REI)

Agent Comments

4 2 2

Price: \$688,800

Method: Private Sale

Date: 24/01/2024

Property Type: Townhouse (Single)



4 Sage CI KILSYTH 3137 (REI/VG)

Agent Comments

3 2 2

Price: \$657,500

Method: Private Sale

Date: 20/11/2023

Property Type: House