## 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

86 Taylor Road, Mooroolbark Vic 3138

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$850,000		&		\$920,000			
Median sale p	rice							
Median price	\$834,750	Pro	operty Type	Hou	ISE		Suburb	Mooroolbark
Period - From	01/01/2024	to	31/03/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	24 Summerhill Park Dr MOOROOLBARK 3138	\$920,000	17/12/2023
2	15 Corrong Cr MOOROOLBARK 3138	\$880,000	08/11/2023
3			

OR

**B**<sup>\*</sup> 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:

18/04/2024 10:44









Rooms: 4 Property Type: House Land Size: 1180 sqm approx Agent Comments Indicative Selling Price \$850,000 - \$920,000 Median House Price March quarter 2024: \$834,750

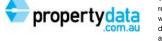
# **Comparable Properties**



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.

Account - Barry Plant | P: 03 9735 3300





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