## 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

86a Brice Avenue, Mooroolbark Vic 3138

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ting		
Range betweer	\$790,000		&		\$850,000			
Median sale p	rice							
Median price	\$663,400	Pro	operty Type	Unit			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 six months 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	7/12 Cardigan Rd MOOROOLBARK 3138	\$825,000	21/03/2024
2	26 Coolabah St MOOROOLBARK 3138	\$810,000	01/04/2024
3	3/11 Holmes Rd MOOROOLBARK 3138	\$781,000	20/03/2024

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:

11/06/2024 10:10





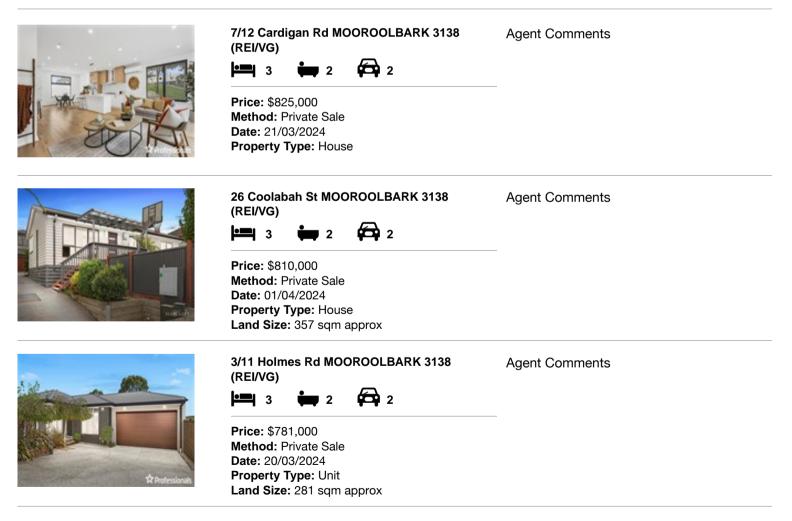




**Property Type:** House **Land Size:** 184 sqm approx Agent Comments Patrick Donker 9726 8888 0432 045 346 patrickdonker@jelliscraig.com.au

> Indicative Selling Price \$790,000 - \$850,000 Median Unit Price March quarter 2024: \$663,400

# **Comparable Properties**



#### Account - Jellis Craig | P: 03 9726 8888





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