

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

9 Holmes Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$650,000 & \$710,000

Median sale price

Median price \$828,000 Property Type House Suburb Mooroolbark

Period - From 01/10/2023 to 31/12/2023 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	16 Greenville St MOOROOLBARK 3138	\$710,000	14/12/2023
2	23a Sheldon Av MOOROOLBARK 3138	\$686,500	08/01/2024
3	6a Masefield Av MOOROOLBARK 3138	\$660,000	25/10/2023

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:

05/02/2024 14:33



3 1 2

Rooms: 5
Property Type: House (Res)
Land Size: 380 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$710,000
Median House Price
December quarter 2023: \$828,000

Comparable Properties



16 Greenville St MOOROOLBARK 3138 (REI) **Agent Comments**

3 1 1

Price: \$710,000
Method: Private Sale
Date: 14/12/2023
Property Type: House



23a Sheldon Av MOOROOLBARK 3138 (REI) **Agent Comments**

3 1 4

Price: \$686,500
Method: Private Sale
Date: 08/01/2024
Property Type: House
Land Size: 532 sqm approx



6a Masefield Av MOOROOLBARK 3138 (REI/VG) **Agent Comments**

3 2 1

Price: \$660,000
Method: Private Sale
Date: 25/10/2023
Property Type: House
Land Size: 495 sqm approx

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454