

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 Marlow Street, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$660,000 & \$710,000

Median sale price

Median price \$810,000 Property Type House Suburb Mooroolbark

Period - From 22/11/2022 to 21/11/2023 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	5 Lawson Rd MOOROOLBARK 3138	\$710,000	27/09/2023
2	75 Highview Dr MOOROOLBARK 3138	\$685,000	04/09/2023
3	30 Andrew St MOOROOLBARK 3138	\$672,000	19/10/2023

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: 22/11/2023 15:50



 3  1  2

Property Type: Unit
Land Size: 427 sqm approx
Agent Comments

Indicative Selling Price
\$660,000 - \$710,000
Median House Price
22/11/2022 - 21/11/2023: \$810,000

Comparable Properties



5 Lawson Rd MOOROOLBARK 3138 (REI)

Agent Comments

 3  1  2

Price: \$710,000
Method: Private Sale
Date: 27/09/2023
Property Type: House
Land Size: 337 sqm approx



75 Highview Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  1  2

Price: \$685,000
Method: Private Sale
Date: 04/09/2023
Property Type: House (Res)
Land Size: 377 sqm approx



30 Andrew St MOOROOLBARK 3138 (REI)

Agent Comments

 3  1  2

Price: \$672,000
Method: Private Sale
Date: 19/10/2023
Property Type: House (Res)
Land Size: 418 sqm approx