### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

Address	9 Marlow Street, Mooroolbark Vic 3138
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$660,000	&	\$710,000
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#### Median sale price

Median price	\$810,000	Pro	perty 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

7,01	aress of comparable property	1 1100	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



Date of sale



Gary Seaye 9725 0000 0412 173 217 garyseaye@methven.com.au

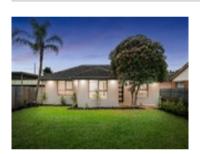
**Indicative Selling Price** \$660,000 - \$710,000 **Median House Price** 22/11/2022 - 21/11/2023: \$810,000





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

## Comparable Properties



5 Lawson Rd MOOROOLBARK 3138 (REI)





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



75 Highview Dr MOOROOLBARK 3138

(REI/VG)





Price: \$685,000 Method: Private Sale Date: 04/09/2023

Property Type: House (Res) Land Size: 377 sqm approx Agent Comments



30 Andrew St MOOROOLBARK 3138 (REI)



Price: \$672,000 Method: Private Sale Date: 19/10/2023

Property Type: House (Res) Land Size: 418 sqm approx

Agent Comments

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354



