

# 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 91A Carronvale Road, Mooroolbark Vic 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000 & \$750,000

### Median sale price

Median price \$627,500 Property Type Unit Suburb Mooroolbark

Period - From 01/04/2023 to 31/03/2024 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	3/11 Holmes Rd MOOROOLBARK 3138	\$781,000	20/03/2024
2	18 Neville St MOOROOLBARK 3138	\$707,600	05/02/2024
3	1/42 Zina Gr MOOROOLBARK 3138	\$660,000	10/05/2024

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: 15/05/2024 11:04



3 1 2

**Property Type:** Land (Res)

**Land Size:** 444 sqm approx

Agent Comments

## Comparable Properties



3/11 Holmes Rd MOOROOLBARK 3138 (REI)

Agent Comments

3 2 2

**Price:** \$781,000

**Method:** Private Sale

**Date:** 20/03/2024

**Property Type:** Unit

**Land Size:** 281 sqm approx



18 Neville St MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 1 1

**Price:** \$707,600

**Method:** Private Sale

**Date:** 05/02/2024

**Property Type:** Unit

**Land Size:** 372 sqm approx



1/42 Zina Gr MOOROOLBARK 3138 (REI)

Agent Comments

3 1 2

**Price:** \$660,000

**Method:** Private Sale

**Date:** 10/05/2024

**Property Type:** Unit

**Land Size:** 410 sqm approx