

# 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 93a Taylor 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 \$780,000 & \$820,000

### Median sale price

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

Period - From 01/04/2023 to 30/06/2023 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	1/34-36 Swinburne Av MOOROOLBARK 3138	\$821,000	02/08/2023
2	1/47 Carronvale Rd MOOROOLBARK 3138	\$800,000	02/09/2023
3	59 Lancaster Rd MOOROOLBARK 3138	\$780,000	13/09/2023

**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: 02/10/2023 21:02



 3  2  2

**Property Type:** House  
**Land Size:** 527 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$780,000 - \$820,000  
**Median House Price**  
June quarter 2023: \$810,000

## Comparable Properties



1/34-36 Swinburne Av MOOROOLBARK 3138 (REI) **Agent Comments**

 3  2  2

**Price:** \$821,000  
**Method:** Private Sale  
**Date:** 02/08/2023  
**Property Type:** Unit  
**Land Size:** 346 sqm approx



1/47 Carronvale Rd MOOROOLBARK 3138 (REI) **Agent Comments**

 3  2  2

**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 02/09/2023  
**Property Type:** House  
**Land Size:** 408 sqm approx



59 Lancaster Rd MOOROOLBARK 3138 (REI) **Agent Comments**

 3  2  2

**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 13/09/2023  
**Property Type:** House  
**Land Size:** 389 sqm approx

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