

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 23a Manchester Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$595,000 & \$650,000

Median sale price

Median price \$640,000 Property Type Unit Suburb Mooroolbark

Period - From 01/10/2023 to 30/09/2024 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	4/20 Newman Rd MOOROOLBARK 3138	\$605,000	11/09/2024
2	6/2-4 Station St MOOROOLBARK 3138	\$635,000	01/08/2024
3	26 Reay Rd MOOROOLBARK 3138	\$620,000	26/07/2024

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: 28/11/2024 09:52



Property Type:

Agent Comments

Comparable Properties



4/20 Newman Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$605,000

Method: Private Sale

Date: 11/09/2024

Property Type: Townhouse (Single)



6/2-4 Station St MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$635,000

Method: Private Sale

Date: 01/08/2024

Property Type: Unit

Land Size: 213 sqm approx



26 Reay Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 26/07/2024

Property Type: Townhouse (Res)

Land Size: 264 sqm approx

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