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	32 Meadowlark Lane, Mooroolbark Vic 3138

Indicative selling price

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

Range between $790,000 & $840,000

Median sale price

Median price $855,000 Property Type House Suburb Mooroolbark

Period - From 08/11/2023 to 07/11/2024 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	19 Chinook Cr MOOROOLBARK 3138	$865,000	28/08/2024
2	10 Meadowgate Dr CHIRNSIDE PARK 3116	$855,000	10/07/2024
3	19 Woodville Rd MOOROOLBARK 3138	$855,000	03/07/2024

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 17:52

32 Meadowlark Lane, Mooroolbark Vic 3138

Jack Smith
9735 0000
0439 460 844
jacksmith@jelliscraig.com.au



4 1 1

Property Type: House
Land Size: 860 sqm approx

Agent Comments

Indicative Selling Price
$820,000 - $880,000
Median House Price
08/11/2023 - 07/11/2024: $855,000

Comparable Properties



19 Chinook Cr MOOROOLBARK 3138 (VG)

3 - -

Price: $865,000
Method: Sale
Date: 28/08/2024
Property Type: House (Res)
Land Size: 861 sqm approx

Agent Comments



10 Meadowgate Dr CHIRNSIDE PARK 3116 (REI/VG)

3 1 1

Price: $855,000
Method: Private Sale
Date: 10/07/2024
Property Type: House
Land Size: 918 sqm approx

Agent Comments



19 Woodville Rd MOOROOLBARK 3138 (REI/VG)

3 1 2

Price: $855,000
Method: Private Sale
Date: 03/07/2024
Property Type: House (Res)
Land Size: 926 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

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