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	5 David Drive Mooroolbark VIC 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$790,000	&	$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$771,100	Property type	House	Suburb	Mooroolbark
Period-from	01 Sep 2020	to	31 Aug 2021	Source	Corelogic

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 6 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
6 Kirkford Drive Mooroolbark VIC 3138	$870,000	11-Jul-21
17 Meadowlark Lane Mooroolbark VIC 3138	$817,000	13-May-21
21 Woodville Road Mooroolbark VIC 3138	$815,000	21-May-21

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 6 months.~~

This Statement of Information was prepared on: 27 September 2021

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6 Kirkford Drive Mooroolbark VIC 3138

3 2 2

Sold Price RS $870,000 Sold Date 11-Jul-21

Distance 0.92km



17 Meadowlark Lane Mooroolbark VIC 3138

3 2 2

Sold Price $817,000 Sold Date 13-May-21

Distance 0.97km



21 Woodville Road Mooroolbark VIC 3138

3 2 2

Sold Price $815,000 Sold Date 21-May-21

Distance 1.72km

RS = Recent sale **UN** = Undisclosed Sale

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