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	37aAINTREE STREET 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	$820,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$855,500	Property type	House	Suburb	Mooroolbark
Period-from	01 May 2021	to	30 Apr 2022	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
16A NAMBOUR DRIVE MOOROOLBARK VIC 3138	$829,950	19-Nov-21
37A SHIRLEY STREET MOOROOLBARK VIC 3138	$840,000	23-Mar-22
26A BAMBRA STREET CROYDON VIC 3136	$840,000	10-Feb-22

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: 11 May 2022

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16A NAMBOUR DRIVE MOOROOLBARK VIC 3138

4 2 2

Sold Price **$829,950** Sold Date **19-Nov-21**

Distance **1.54km**



37A SHIRLEY STREET MOOROOLBARK VIC 3138

3 2 2

Sold Price RS **$840,000** Sold Date **23-Mar-22**

Distance **0.49km**



26A BAMBRA STREET CROYDON VIC 3136

3 2 2

Sold Price **$840,000** Sold Date **10-Feb-22**

Distance **0.77km**

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

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