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	11 BLUEBERRY ROAD 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	$1,045,000	&	$1,145,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$883,000	Property type	House	Suburb	Mooroolbark
Period-from	01 Sep 2021	to	31 Aug 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
5 BATTERBEE DRIVE MOOROOLBARK VIC 3138	$1,125,000	21-Jun-22
32 LARNOOK CRESCENT MOOROOLBARK VIC 3138	$1,180,000	12-May-22
36 STRUAN AVENUE MOOROOLBARK VIC 3138	$1,120,000	12-Apr-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: 06 September 2022

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5 BATTERBEE DRIVE MOOROOLBARK VIC 3138

5 2 2

Sold Price RS $1,125,000 Sold Date 21-Jun-22

Distance 0.38km



32 LARNOOK CRESCENT MOOROOLBARK VIC 3138

5 2 2

Sold Price $1,180,000 Sold Date 12-May-22

Distance 1.21km



36 STRUAN AVENUE MOOROOLBARK VIC 3138

4 2 2

Sold Price $1,120,000 Sold Date 12-Apr-22

Distance 1.24km

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

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