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 Ashbrook Place 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	$780,000	&	$858,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$740,000	Property type	House	Suburb	Mooroolbark
Period-from	01 Jul 2020	to	30 Jun 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
51 Churchill Drive Mooroolbark VIC 3138	$856,000	20-Apr-21
79 Landscape Drive Mooroolbark VIC 3138	$850,000	30-Apr-20
74 Landscape Drive Mooroolbark VIC 3138	$880,000	17-Mar-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: 16 July 2021

CONSUMER AFFAIRS VICTORIA

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We see more than property
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51 Churchill Drive Mooroolbark VIC 3138

3 2 2

Sold Price RS $856,000 Sold Date 20-Apr-21

Distance 0.14km



79 Landscape Drive Mooroolbark VIC 3138

3 2 2

Sold Price $850,000 Sold Date 30-Apr-20

Distance 0.19km



74 Landscape Drive Mooroolbark VIC 3138

3 2 2

Sold Price $880,000 Sold Date 17-Mar-21

Distance 0.41km

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

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