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	145 LANDSCAPE 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	$665,000	&	$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$840,000	Property type	House	Suburb	Mooroolbark
Period-from	01 Sep 2023	to	31 Aug 2024	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
21 CHURCHILL DRIVE MOOROOLBARK VIC 3138	$745,000	13-Jul-24
197A MAROONDAH HIGHWAY CHIRNSIDE PARK VIC 3116	$770,000	16-Apr-24
50 PARKVALLEY DRIVE CHIRNSIDE PARK VIC 3116	$735,000	20-Apr-24

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 September 2024

Stockdale & Leggo
We see more than property
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21 CHURCHILL DRIVE
MOOROOLBARK VIC 3138
3 1 2

Sold Price **$745,000** Sold Date **13-Jul-24**
Distance **0.49km**



197A MAROONDAH HIGHWAY
CHIRNSIDE PARK VIC 3116
3 2 1

Sold Price **$770,000** Sold Date **16-Apr-24**
Distance **1.43km**



50 PARKVALLEY DRIVE
CHIRNSIDE PARK VIC 3116
3 2 1

Sold Price **$735,000** Sold Date **20-Apr-24**
Distance **1.84km**

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

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