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	20 Savanna Drive, Mooroolbark Vic 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,100,000 & $1,200,000

Median sale price

Median price $841,000 Property Type House Suburb Mooroolbark

Period - From 01/04/2022 to 31/03/2023 Source REIV

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 six 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
1	28 Great Oak Ct MOOROOLBARK 3138	$1,205,000	10/03/2023
2	191 Hayrick La MOOROOLBARK 3138	$1,125,000	23/01/2023
3	11 Myoora Dr MOOROOLBARK 3138	$1,070,000	05/05/2023

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 six months.~~

This Statement of Information was prepared on: 12/05/2023 21:09

20 Savanna Drive, Mooroolbark Vic 3138

Brent Peters
9722 9755
0412 855 810
brent@hoskins.com.au



3 -

Property Type: House (Previously Occupied - Detached)
Land Size: 868 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending March 2023: $841,000

Comparable Properties



28 Great Oak Ct MOOROOLBARK 3138 (REI)

4 2 2

Agent Comments

Price: $1,205,000
Method: Private Sale
Date: 10/03/2023
Property Type: House
Land Size: 889 sqm approx



191 Hayrick La MOOROOLBARK 3138 (REI/VG)

4 2 2

Agent Comments

Price: $1,125,000
Method: Private Sale
Date: 23/01/2023
Property Type: House
Land Size: 899 sqm approx



11 Myoora Dr MOOROOLBARK 3138 (REI)

5 2 4

Agent Comments

Price: $1,070,000
Method: Private Sale
Date: 05/05/2023
Property Type: House
Land Size: 867 sqm approx

Account - Hoskins | P: 98747677, 9722 9755

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