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	8 Classic Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $876,272 Property Type House Suburb Mooroolbark

Period - From 01/10/2021 to 30/09/2022 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	48 Tudor Dr MOOROOLBARK 3138	$1,250,000	01/07/2022
2	56 Lakeview Dr LILYDALE 3140	$1,232,000	27/09/2022
3	13 Tiverton Cirt MOOROOLBARK 3138	$1,080,000	06/07/2022

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: 27/10/2022 11:23

8 Classic Drive, Mooroolbark Vic 3138



4 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 995 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
Year ending September 2022: $876,272

Comparable Properties



48 Tudor Dr MOOROOLBARK 3138 (REI)

4 2 2

Price: $1,250,000
Method: Private Sale
Date: 01/07/2022
Property Type: House
Land Size: 675 sqm approx

Agent Comments



56 Lakeview Dr LILYDALE 3140 (REI)

4 2 3

Price: $1,232,000
Method: Private Sale
Date: 27/09/2022
Property Type: House
Land Size: 1092 sqm approx

Agent Comments



13 Tiverton Cirt MOOROOLBARK 3138 (REI/VG)

5 2 2

Price: $1,080,000
Method: Private Sale
Date: 06/07/2022
Property Type: House
Land Size: 503 sqm approx

Agent Comments

Account - Hoskins | P: 98747677, 9722 9755

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