

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

23/86-90 BRICE AVENUE 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$636,000

Property type

Unit

Suburb

Mooroolbark

Period-from

01 Aug 2022

to

31 Jul 2023

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

10 DEMARTINI CLOSE MOOROOLBARK VIC 3138	\$615,000	26-Jul-23
7 DEMARTINI CLOSE MOOROOLBARK VIC 3138	\$623,000	23-May-23
5 TOBY PLACE MOOROOLBARK VIC 3138	\$620,000	22-Mar-23

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: 04 August 2023

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**10 DEMARTINI CLOSE
MOOROOLBARK VIC 3138**

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Sold Price

RS

\$615,000

Sold Date

26-Jul-23

Distance

0.55km**7 DEMARTINI CLOSE
MOOROOLBARK VIC 3138**

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Sold Price

\$623,000

Sold Date

23-May-23

Distance

0.54km**5 TOBY PLACE MOOROOLBARK
VIC 3138**

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Sold Price

\$620,000

Sold Date

22-Mar-23

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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