

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

2 Baradine Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$860,000 & \$940,000

Median sale price

Median price \$852,500 Property Type House Suburb Mooroolbark

Period - From 01/07/2021 to 30/09/2021 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	11 Williams Rd MOOROOLBARK 3138	\$920,000	14/12/2021
2	31 Orrong Rd MOOROOLBARK 3138	\$910,000	01/12/2021
3	13 Alawara Dr MOOROOLBARK 3138	\$865,000	15/11/2021

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:

16/12/2021 17:06



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Rooms: 6
Property Type: House (Res)
Land Size: 1177 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$860,000 - \$940,000
Median House Price
September quarter 2021: \$852,500

Comparable Properties



11 Williams Rd MOOROOLBARK 3138 (REI)

[Agent Comments](#)

 4  2  2

Price: \$920,000
Method: Private Sale
Date: 14/12/2021
Property Type: House
Land Size: 868 sqm approx



31 Orrong Rd MOOROOLBARK 3138 (REI)

[Agent Comments](#)

 4  2  2

Price: \$910,000
Method: Private Sale
Date: 01/12/2021
Property Type: House
Land Size: 1084 sqm approx



13 Alawara Dr MOOROOLBARK 3138 (REI)

[Agent Comments](#)

 4  2  2

Price: \$865,000
Method: Private Sale
Date: 15/11/2021
Property Type: House
Land Size: 858 sqm approx

Account - Philip Webb