

# 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 28a Monomeith Street, Mooroolbark Vic 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$700,000

### Median sale price

Median price \$710,500 Property Type Unit Suburb Mooroolbark

Period - From 01/10/2021 to 31/12/2021 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	16 Bartlett Av CROYDON 3136	\$699,000	22/03/2022
2	14a Andrew St MOOROOLBARK 3138	\$695,000	14/12/2021
3	4/24 Karingal St CROYDON NORTH 3136	\$675,000	21/02/2022

**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: 13/04/2022 14:51

28a Monomeith Street, Mooroolbark Vic 3138



2 1 1

**Property Type:** House (Res)  
**Land Size:** 245 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$650,000 - \$700,000  
**Median Unit Price**  
December quarter 2021: \$710,500

## Comparable Properties



**16 Bartlett Av CROYDON 3136 (REI)**

**Agent Comments**

2 1 2

**Price:** \$699,000  
**Method:** Private Sale  
**Date:** 22/03/2022  
**Property Type:** House  
**Land Size:** 298 sqm approx



**14a Andrew St MOOROOLBARK 3138 (REI/VG)** **Agent Comments**

2 1 1

**Price:** \$695,000  
**Method:** Private Sale  
**Date:** 14/12/2021  
**Property Type:** Unit  
**Land Size:** 276 sqm approx



**4/24 Karingal St CROYDON NORTH 3136 (VG)** **Agent Comments**

2 - -

**Price:** \$675,000  
**Method:** Sale  
**Date:** 21/02/2022  
**Property Type:** Flat/Unit/Apartment (Res)

**Account - LJ Hooker Mooroolbark** | P: 03 9726 7711 | F: 03 9726 8080



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