

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

12-14 BICKLEIGH VALE ROAD 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

or range
between

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Mooroolbark

Period-from

01 Oct 2023

to

30 Sep 2024

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

Address of comparable property	Price	Date of sale
55 PINE ROAD MOOROOLBARK VIC 3138	\$1,500,000	01-Jul-24
14 FERNLEIGH DRIVE MOOROOLBARK VIC 3138	\$1,380,000	08-Aug-24

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: 01 October 2024



**55 PINE ROAD MOOROOLBARK
VIC 3138**

5 2 3

Sold Price **\$1,500,000** Sold Date **01-Jul-24**

Distance **0.45km**



**14 FERNLEIGH DRIVE
MOOROOLBARK VIC 3138**

4 2 2

Sold Price ^{RS} **\$1,380,000** Sold Date **08-Aug-24**

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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