

# 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

25 Landscape Drive, 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 \$780,000 & \$858,000

### Median sale price

Median price \$836,500 Property Type House Suburb Mooroolbark

Period - From 09/09/2023 to 08/09/2024 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	6 Windsong Pass CHIRNSIDE PARK 3116	\$820,000	25/07/2024
2	1 Naroo Rd MOOROOLBARK 3138	\$824,240	25/06/2024
3	2 Hedwig Dr MOOROOLBARK 3138	\$835,000	25/05/2024

**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: 09/09/2024 10:28



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**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 820 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$780,000 - \$858,000  
**Median House Price**  
09/09/2023 - 08/09/2024: \$836,500

## Comparable Properties



**6 Windsong Pass CHIRNSIDE PARK 3116 (REI)**

**Agent Comments**

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**Price:** \$820,000  
**Method:** Private Sale  
**Date:** 25/07/2024  
**Property Type:** House (Res)  
**Land Size:** 865 sqm approx



**1 Naroo Rd MOOROOLBARK 3138 (VG)**

**Agent Comments**

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**Price:** \$824,240  
**Method:** Sale  
**Date:** 25/06/2024  
**Property Type:** House (Res)  
**Land Size:** 853 sqm approx



**2 Hedwig Dr MOOROOLBARK 3138 (REI/VG)**

**Agent Comments**

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**Price:** \$835,000  
**Method:** Private Sale  
**Date:** 25/05/2024  
**Property Type:** House  
**Land Size:** 861 sqm approx

**Account - Hoskins | P: 03 9722 9755**