

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 WESTALL COURT 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

\$760,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$828,750

Property type

House

Suburb

Mooroolbark

Period-from

01 Jul 2022

to

30 Jun 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

2 GOULD PLACE MOOROOLBARK VIC 3138	\$900,000	13-Jul-23
359 HULL ROAD MOOROOLBARK VIC 3138	\$817,000	09-Jun-23
89 PEMBROKE ROAD MOOROOLBARK VIC 3138	\$820,000	31-May-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.

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2 GOULD PLACE MOOROOLBARK VIC 3138

3 1 2

Sold Price

^{RS} \$900,000

Sold Date

13-Jul-23

Distance

0.86km



359 HULL ROAD MOOROOLBARK VIC 3138

3 1 2

Sold Price

\$817,000

Sold Date

09-Jun-23

Distance

1.36km



89 PEMBROKE ROAD MOOROOLBARK VIC 3138

3 1 1

Sold Price

\$820,000

Sold Date

31-May-23

Distance

2.31km

RS = Recent sale

UN = Undisclosed Sale

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