

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

8 RACHAEL DRIVE 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

\$895,000

&

\$975,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,000

Property type

House

Suburb

Mooroolbark

Period-from

01 Jan 2024

to

31 Dec 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

5 STRATHBOGIE COURT KILSYTH VIC 3137	\$1,010,000	06-Dec-24
30 SHELDON AVENUE MOOROOLBARK VIC 3138	\$900,000	21-Nov-24
7 PENALGA ROAD MOOROOLBARK VIC 3138	\$985,000	09-Nov-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: 31 January 2025

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**5 STRATHBOGIE COURT KILSYTH
VIC 3137**

4 2 2

Sold Price

\$1,010,000

Sold Date **06-Dec-24**

Distance **0.92km**



**30 SHELDON AVENUE
MOOROOLBARK VIC 3138**

4 2 -

Sold Price

\$900,000

Sold Date **21-Nov-24**

Distance **0.93km**



**7 PENALGA ROAD
MOOROOLBARK VIC 3138**

3 2 2

Sold Price

\$985,000

Sold Date **09-Nov-24**

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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