

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

9 Kathy Court, Mooroolbark Vic 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$790,000

&

\$860,000

Median sale price

Median price

\$841,000

Property Type

House

Suburb

Mooroolbark

Period - From

01/04/2022

to

31/03/2023

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	30 Bamba St CROYDON 3136	\$853,500	14/04/2023
2	17 Wyuna Wlk MOOROOLBARK 3138	\$835,000	26/02/2023
3	28 Esther Cr MOOROOLBARK 3138	\$812,000	31/03/2023

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:

30/06/2023 17:00



 3  1  1

Property Type: House
Land Size: 1015 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$860,000
Median House Price
Year ending March 2023: \$841,000

Comparable Properties



30 Bamba St CROYDON 3136 (REI/VG)

Agent Comments

 3  1  2

Price: \$853,500
Method: Private Sale
Date: 14/04/2023
Property Type: House
Land Size: 856 sqm approx



17 Wyuna Wlk MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  2  2

Price: \$835,000
Method: Private Sale
Date: 26/02/2023
Property Type: House
Land Size: 966 sqm approx



28 Esther Cr MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  1  2

Price: \$812,000
Method: Private Sale
Date: 31/03/2023
Property Type: House
Land Size: 875 sqm approx

Account - Louton Smith | P: 0390563899