

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

10 Malcolm Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$680,000 & \$720,000

Median sale price

Median price \$730,000 Property Type House Suburb Mooroolbark

Period - From 01/10/2019 to 30/09/2020 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	32 Kirkford Dr MOOROOLBARK 3138	\$715,000	11/08/2020
2	57 Bambra St CROYDON 3136	\$715,000	22/07/2020
3	58 Country Club Dr CHIRNSIDE PARK 3116	\$714,000	25/06/2020

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:

10/11/2020 17:00



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Property Type: House
Land Size: 865 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$720,000
Median House Price
Year ending September 2020: \$730,000

Comparable Properties



32 Kirkford Dr MOOROOLBARK 3138 (VG)

Agent Comments

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Price: \$715,000
Method: Sale
Date: 11/08/2020
Property Type: House (Res)
Land Size: 981 sqm approx



57 Bambra St CROYDON 3136 (REI/VG)

Agent Comments

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Price: \$715,000
Method: Private Sale
Date: 22/07/2020
Property Type: House
Land Size: 859 sqm approx

58 Country Club Dr CHIRNSIDE PARK 3116 (VG)

Agent Comments

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Price: \$714,000
Method: Sale
Date: 25/06/2020
Property Type: House (Res)
Land Size: 864 sqm approx