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	10 Malcolm Court, Mooroolbark Vic 3138
Including suburb and	
postcode	

Indicative selling price

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

Range between \$680,000	&	\$720,000
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Median sale price

Median price	\$730,000	Pro	perty 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

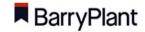
Add	dress of comparable property	Price	Date of sale
1	32 Kirkford Dr MOOROOLBARK 3138	\$715,000	11/08/2020
2	57 Bambra St CROYDON 3136	\$715,000	22/07/2020
3	58 Country Club Dr CHIRNSIDE PARK 3116	\$714,000	25/06/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









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)

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Price: \$715,000 Method: Sale Date: 11/08/2020

Property Type: House (Res) **Land Size:** 981 sqm approx

Agent Comments



57 Bambra St CROYDON 3136 (REI/VG)

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

58 Country Club Dr CHIRNSIDE PARK 3116

(VG)

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Method: Sale



Price: \$714,000

Date: 25/06/2020 **Property Type:** House (Res) **Land Size:** 864 sqm approx Agent Comments

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



