

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

1a Collings Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$600,000 & \$640,000

Median sale price

Median price Property type Suburb

Period - From to Source

Comparable property sales

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
2 Lansell Road, Mooroolbark Vic 3138	\$645,000	30/06/2020
6 Coolaroo Court, Mooroolbark Vic 3138	\$620,000	19/07/2020
1/17 Birkenhead Drive, Kilsyth Vic 3137	\$645,000	07/05/2020

This Statement of Information was prepared on: 16-11-2020