

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

6 ANABA COURT 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

\$830,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Mooroolbark

Period-from

01 Apr 2021

to

31 Mar 2022

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 ARKARRA COURT MOOROOLBARK VIC 3138	\$835,555	13-Jan-22
31 OLD KENT ROAD MOOROOLBARK VIC 3138	\$850,000	25-Mar-22
22 MCDERMOTT AVENUE MOOROOLBARK VIC 3138	\$890,000	19-Jan-22

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.~~

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**5 ARKARRA COURT
MOOROOLBARK VIC 3138**

3 2 2

Sold Price **\$835,555** Sold Date **13-Jan-22**

Distance **1.22km**



**31 OLD KENT ROAD
MOOROOLBARK VIC 3138**

3 2 2

Sold Price ^{RS} **\$850,000** Sold Date **25-Mar-22**

Distance **0.97km**



**22 MCDERMOTT AVENUE
MOOROOLBARK VIC 3138**

4 3 2

Sold Price **\$890,000** Sold Date **19-Jan-22**

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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