

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

2A ELLEN ROAD 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

\$795,000

&

\$855,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,250

Property type

Unit

Suburb

Mooroolbark

Period-from

01 Mar 2023

to

29 Feb 2024

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

28A ZINA GROVE MOOROOLBARK VIC 3138	\$825,000	27-Nov-23
3/155 LINCOLN ROAD CROYDON VIC 3136	\$842,000	08-Dec-23
8A PEMBROKE ROAD MOOROOLBARK VIC 3138	\$808,000	16-Mar-24

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.~~

This Statement of Information was prepared on: 21 March 2024



28A ZINA GROVE MOOROOLBARK VIC 3138
 Sold Price **\$825,000** Sold Date **27-Nov-23**

3
 2
 2

Distance **1.57km**



3/155 LINCOLN ROAD CROYDON VIC 3136
 Sold Price **\$842,000** Sold Date **08-Dec-23**

3
 2
 2

Distance **1.59km**



8A PEMBROKE ROAD MOOROOLBARK VIC 3138
 Sold Price ^{RS} **\$808,000** Sold Date **16-Mar-24**

3
 2
 2

Distance **1.61km**



4 GLEN DHU ROAD KILSYTH VIC 3137
 Sold Price ^{RS} **\$800,000** Sold Date **19-Jan-24**

3
 2
 1

Distance **1.52km**

RS = Recent sale UN = Undisclosed Sale

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