

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

2/7 Morelle Court, Mooroolbark Vic 3138

Indicative selling price

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

Single price

\$729,950

Median sale price

Median price

\$680,350

Property Type

Unit

Suburb

Mooroolbark

Period - From

02/08/2021

to

01/08/2022

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	2/162 Dorset Rd CROYDON 3136	\$765,000	30/03/2022
2	2/79 Taylor Rd MOOROOLBARK 3138	\$750,000	12/07/2022
3	1/58 Dorset Rd CROYDON 3136	\$737,900	13/04/2022

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:

02/08/2022 10:44



Property Type:
Agent Comments

Indicative Selling Price

\$729,950

Median Unit Price

02/08/2021 - 01/08/2022: \$680,350

Comparable Properties



2/162 Dorset Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$765,000

Method: Private Sale

Date: 30/03/2022

Property Type: Townhouse (Single)



2/79 Taylor Rd MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 12/07/2022

Property Type: House

Land Size: 408 sqm approx



1/58 Dorset Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$737,900

Method: Private Sale

Date: 13/04/2022

Property Type: Townhouse (Res)

Land Size: 329 sqm approx

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