

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

20a Orrong Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$940,000

&

\$990,000

Median sale price

Median price

\$834,750

Property Type

House

Suburb

Mooroolbark

Period - From

01/01/2024

to

31/03/2024

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	12a Kathy Ct MOOROOLBARK 3138	\$991,000	30/04/2024
2	3/8 Kathy Ct MOOROOLBARK 3138	\$945,000	26/06/2024
3	30a Central Av MOOROOLBARK 3138	\$930,000	21/06/2024

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:

09/07/2024 15:41



 4  3  3

Property Type: House

Agent Comments

Indicative Selling Price

\$940,000 - \$990,000

Median House Price

March quarter 2024: \$834,750

Comparable Properties



12a Kathy Ct MOOROOLBARK 3138 (REI)

Agent Comments

 3  2  2

Price: \$991,000

Method: Private Sale

Date: 30/04/2024

Property Type: House

Land Size: 595 sqm approx



3/8 Kathy Ct MOOROOLBARK 3138 (REI)

Agent Comments

 3  2  2

Price: \$945,000

Method: Private Sale

Date: 26/06/2024

Property Type: Townhouse (Single)



30a Central Av MOOROOLBARK 3138 (REI)

Agent Comments

 3  2  2

Price: \$930,000

Method: Private Sale

Date: 21/06/2024

Property Type: House

Land Size: 432 sqm approx