

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

1 Arkarra Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$895,000 & \$925,000

Median sale price

Median price

\$826,000

Property Type

House

Suburb

Mooroolbark

Period - From

01/04/2023

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	25 Meadowlark La MOOROOLBARK 3138	\$912,000	25/03/2024
2	14 Wallace Way MOOROOLBARK 3138	\$900,000	19/03/2024
3	27 Parkvalley Dr CHIRNSIDE PARK 3116	\$900,000	03/04/2024

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:

29/04/2024 11:56



 4  4  2

Rooms: 5
Property Type: House (Res)
Land Size: 899 sqm approx
Agent Comments

Indicative Selling Price
\$895,000 - \$925,000
Median House Price
Year ending March 2024: \$826,000

Comparable Properties



25 Meadowlark La MOOROOLBARK 3138 (REI) **Agent Comments**

 4  2  2

Price: \$912,000
Method: Sold Before Auction
Date: 25/03/2024
Property Type: House (Res)
Land Size: 886 sqm approx



14 Wallace Way MOOROOLBARK 3138 (REI/VG)

Agent Comments

 4  2  2

Price: \$900,000
Method: Private Sale
Date: 19/03/2024
Property Type: House (Res)
Land Size: 910 sqm approx



27 Parkvalley Dr CHIRNSIDE PARK 3116 (REI) **Agent Comments**

 4  2  2

Price: \$900,000
Method: Private Sale
Date: 03/04/2024
Property Type: House
Land Size: 855 sqm approx

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454