

# 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 4 Yates Court, Mooroolbark Vic 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$720,000 & \$770,000

### Median sale price

Median price \$828,000 Property type House Suburb Mooroolbark

Period - From 01/10/2023 to 31/12/2023 Source REIV

### Comparable property sales

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 Cowley Court, Mooroolbark Vic 3138	\$735,000	07/02/2024
3 Carolanne Court, Mooroolbark Vic 3138	\$780,000	22/11/2023
49 Kipling Avenue, Mooroolbark Vic 3138	\$775,000	27/10/2023

This Statement of Information was prepared on: 14/02/2024