Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	70 Zina Grove, Mooroolbark Vic 3138
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,000,000	&	\$1,100,000
-			

Median sale price

Median price	\$895,500	Pro	perty Type	House		Suburb	Mooroolbark
Period - From	01/10/2021	to	31/12/2021		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.

Ad	dress of comparable property	Price	Date of sale
1	42 Alpine Way KILSYTH 3137	\$1,040,000	10/08/2021
2	5 Wannan Ct KILSYTH 3137	\$1,031,500	29/09/2021
3	8 Wannan Ct KILSYTH 3137	\$1,005,000	10/12/2021

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:	09/02/2022 14:36





Brent Earney 9725 0000 0409 726 136 brentearney@methven.com.au

Indicative Selling Price \$1,000,000 - \$1,100,000 **Median House Price**

December quarter 2021: \$895,500

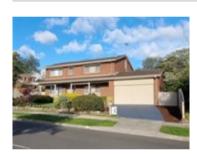


Property Type: House (Previously

Occupied - Detached) Land Size: 1010 sqm approx

Agent Comments

Comparable Properties



42 Alpine Way KILSYTH 3137 (REI/VG)



Price: \$1,040,000 Method: Private Sale Date: 10/08/2021

Property Type: House (Res) Land Size: 871 sqm approx

Agent Comments



5 Wannan Ct KILSYTH 3137 (REI/VG)







Price: \$1,031,500 Method: Private Sale Date: 29/09/2021

Property Type: House (Res) Land Size: 897 sqm approx

Agent Comments



8 Wannan Ct KILSYTH 3137 (REI/VG)



Price: \$1,005,000 Method: Private Sale Date: 10/12/2021 Property Type: House Land Size: 726 sqm approx Agent Comments

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354



