

# 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

70 Zina Grove, Mooroolbark Vic 3138

### Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$895,500

Property 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.

	Address 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



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1010 sqm approx

Agent Comments

## Comparable Properties



**42 Alpine Way KILSYTH 3137 (REI/VG)**

Agent Comments



**Price:** \$1,040,000

**Method:** Private Sale

**Date:** 10/08/2021

**Property Type:** House (Res)

**Land Size:** 871 sqm approx



**5 Wannan Ct KILSYTH 3137 (REI/VG)**

Agent Comments



**Price:** \$1,031,500

**Method:** Private Sale

**Date:** 29/09/2021

**Property Type:** House (Res)

**Land Size:** 897 sqm approx



**8 Wannan Ct KILSYTH 3137 (REI/VG)**

Agent Comments



**Price:** \$1,005,000

**Method:** Private Sale

**Date:** 10/12/2021

**Property Type:** House

**Land Size:** 726 sqm approx