

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

2/6 SWINBURNE AVENUE MOOROOLBARK VIC 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$604,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$663,000

Property type

Unit

Suburb

Mooroolbark

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

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 6 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

3/29 BRIDGES AVENUE MOOROOLBARK VIC 3138	\$615,000	04-Nov-22
8/4 PALM GROVE KILSYTH VIC 3137	\$610,000	14-Oct-22

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 6 months.

This Statement of Information was prepared on: 14 March 2023



**3/29 BRIDGES AVENUE
MOOROOLBARK VIC 3138**

 2  1  1

Sold Price

\$615,000

Sold Date **04-Nov-22**

Distance

0.11km



**8/4 PALM GROVE KILSYTH VIC
3137**

 2  1  1

Sold Price

\$610,000

Sold Date **14-Oct-22**

Distance

1.46km

RS = Recent sale

UN = Undisclosed Sale

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