

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

14A Krowera Street, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$855,000

Property Type

House

Suburb

Mooroolbark

Period - From

01/07/2024

to

30/09/2024

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	2a Gretel Ct CROYDON 3136	\$860,000	06/11/2024
2	44a Bimbadeen Dr MOOROOLBARK 3138	\$875,000	06/11/2024
3	11a Monomeith St MOOROOLBARK 3138	\$760,000	03/11/2024

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:

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Property Type: Land
Land Size: 370 sqm approx
Agent Comments

Indicative Selling Price
 \$800,000 - \$850,000
Median House Price
 September quarter 2024: \$855,000

Comparable Properties



2a Gretel Ct CROYDON 3136 (REI)

Agent Comments



Price: \$860,000
Method: Private Sale
Date: 06/11/2024
Property Type: House
Land Size: 399 sqm approx



44a Bimbadeen Dr MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$875,000
Method: Private Sale
Date: 06/11/2024
Property Type: House
Land Size: 491 sqm approx



11a Monomeith St MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$760,000
Method: Private Sale
Date: 03/11/2024
Property Type: House
Land Size: 429 sqm approx