

## 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

7 CARRONVALE ROAD MOOROOLBARK VIC 3138

### Indicative selling price

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

Single Price

or range  
between

\$760,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$889,250

Property type

House

Suburb

Mooroolbark

Period-from

01 Oct 2021

to

30 Sep 2022

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 2 COWLEY COURT MOOROOLBARK VIC 3138      | \$830,000 | 24-Aug-22 |
| 55 CARRONVALE ROAD MOOROOLBARK VIC 3138  | \$826,000 | 27-Aug-22 |
| 27 MASEFIELD AVENUE MOOROOLBARK VIC 3138 | \$780,000 | 10-Aug-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: 17 October 2022

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## 2 COWLEY COURT MOOROOLBARK VIC 3138

3 1 2

Sold Price <sup>RS</sup> **\$830,000** <sup>UN</sup> Sold Date **24-Aug-22**

Distance **0.32km**



## 55 CARRONVALE ROAD MOOROOLBARK VIC 3138

3 1 2

Sold Price <sup>RS</sup> **\$826,000** Sold Date **27-Aug-22**

Distance **0.46km**



## 27 MASEFIELD AVENUE MOOROOLBARK VIC 3138

3 1 3

Sold Price <sup>RS</sup> **\$780,000** Sold Date **10-Aug-22**

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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