

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 Kadina Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$850,000

Property Type House

Suburb Mooroolbark

Period - From 01/07/2023

to

30/09/2023

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	8 Greenbank Dr MOOROOLBARK 3138	\$965,000	07/06/2023
2	84 Woodville Rd MOOROOLBARK 3138	\$961,850	06/06/2023
3	9 Kadina Ct MOOROOLBARK 3138	\$903,000	29/06/2023

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:

25/10/2023 11:48

7 Kadina Court, Mooroolbark Vic 3138

Gary Seaye

9725 0000

0412 173 217

garyseaye@methven.com.au

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

September quarter 2023: \$850,000



 4  2  2

Property Type: House

Land Size: 998 sqm approx

Agent Comments

Comparable Properties



8 Greenbank Dr MOOROOLBARK 3138
(REI/VG)

Agent Comments

 4  2  2

Price: \$965,000

Method: Private Sale

Date: 07/06/2023

Property Type: House

Land Size: 874 sqm approx



84 Woodville Rd MOOROOLBARK 3138
(REI/VG)

Agent Comments

 4  2  5

Price: \$961,850

Method: Private Sale

Date: 06/06/2023

Property Type: House (Res)

Land Size: 898 sqm approx



9 Kadina Ct MOOROOLBARK 3138 (REI/VG)

Agent Comments

 4  2  2

Price: \$903,000

Method: Private Sale

Date: 29/06/2023

Property Type: House

Land Size: 1007 sqm approx

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