

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

42A Kipling Avenue, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Mooroolbark

Period - From 27/04/2020 to 26/04/2021 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	84a Blackburn Rd MOOROOLBARK 3138	\$750,000	25/03/2021
2	3 Greenville St MOOROOLBARK 3138	\$735,000	13/03/2021
3	26a Hawthory Rd KILSYTH 3137	\$710,500	20/04/2021

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:

27/04/2021 16:06



Property Type:
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median Unit Price
27/04/2020 - 26/04/2021: \$590,000

Comparable Properties



84a Blackburn Rd MOOROOLBARK 3138 (REI) Agent Comments

 3  2  2

Price: \$750,000
Method: Private Sale
Date: 25/03/2021
Property Type: Townhouse (Single)
Land Size: 420 sqm approx



3 Greenville St MOOROOLBARK 3138 (REI/VG) Agent Comments

 3  2  2

Price: \$735,000
Method: Private Sale
Date: 13/03/2021
Property Type: House
Land Size: 301 sqm approx



26a Hawthory Rd KILSYTH 3137 (REI)

Agent Comments

 3  2  2

Price: \$710,500
Method: Private Sale
Date: 20/04/2021
Property Type: Unit
Land Size: 243 sqm approx