

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

1 Kirsten Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$850,000 & \$890,000

Median sale price

Median price \$875,500

Property Type House

Suburb Mooroolbark

Period - From 01/01/2022

to 31/03/2022

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	12 Kirkford Dr MOOROOLBARK 3138	\$880,000	22/04/2022
2	11 Birchwood Dr MOOROOLBARK 3138	\$878,000	04/05/2022
3	6 Anaba Ct MOOROOLBARK 3138	\$870,000	16/05/2022

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:

15/06/2022 16:58



 3  2  0

Rooms: 4

Property Type: House

Land Size: 864 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$890,000

Median House Price

March quarter 2022: \$875,500

Comparable Properties



12 Kirkford Dr MOOROOLBARK 3138 (REI)

Agent Comments

 3  2  -

Price: \$880,000

Method: Private Sale

Date: 22/04/2022

Property Type: House

Land Size: 864 sqm approx



11 Birchwood Dr MOOROOLBARK 3138 (REI)

Agent Comments

 3  2  2

Price: \$878,000

Method: Private Sale

Date: 04/05/2022

Property Type: House

Land Size: 867 sqm approx



6 Anaba Ct MOOROOLBARK 3138 (REI)

Agent Comments

 3  2  2

Price: \$870,000

Method: Private Sale

Date: 16/05/2022

Property Type: House

Land Size: 1087 sqm approx

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122