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

13 Autumn Grove, Mooroolbark Vic 3138

Indicative selling price

| For the meaning | of this price see | con | sumer.vic.go | v.au | /underquot | ting | | |
|-----------------|-------------------|-----|--------------|------|------------|------|--------|-------------|
| Range betweer | \$630,000 | | & | | \$693,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$880,000 | Pro | operty Type | Hou | ISE | | Suburb | Mooroolbark |
| Period - From | 01/04/2022 | to | 30/06/2022 | | So | urce | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ad | dress of comparable property | Price | Date of sale |
|----|--------------------------------|-----------|--------------|
| 1 | 7 Coolaroo Ct MOOROOLBARK 3138 | \$695,000 | 26/07/2022 |
| 2 | | | |
| 3 | | | |

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:

12/10/2022 16:33









Property Type: House (Previously Occupied - Detached) Land Size: 855 sqm approx Agent Comments Indicative Selling Price \$630,000 - \$693,000 Median House Price June quarter 2022: \$880,000

Comparable Properties



7 Coolaroo Ct MOOROOLBARK 3138 (VG)



Price: \$695,000 Method: Sale Date: 26/07/2022 Property Type: House (Res) Land Size: 864 sqm approx Agent Comments

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.

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

propertydata



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