

# 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

2/6 Western Way, Mooroolbark Vic 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$760,000

&

\$800,000

### Median sale price

Median price

\$680,350

Property Type

Unit

Suburb

Mooroolbark

Period - From

01/10/2021

to

30/09/2022

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	12a Morelle Ct MOOROOLBARK 3138	\$767,000	19/07/2022
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:

02/11/2022 12:09



3 2 2

Property Type:

Agent Comments

Indicative Selling Price

\$760,000 - \$800,000

Median Unit Price

Year ending September 2022: \$680,350

## Comparable Properties

12a Morelle Ct MOOROOLBARK 3138 (VG)

Agent Comments

3 - -

Price: \$767,000

Method: Sale

Date: 19/07/2022

Property Type: Flat/Unit/Apartment (Res)

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.