

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

6 DONNE COURT MOOROOLBARK VIC 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$980,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Mooroolbark

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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

13 MACMILLAN STREET MOOROOLBARK VIC 3138	980000	23-Feb-22
70 ZINA GROVE MOOROOLBARK VIC 3138	1063000	17-Mar-22
26 SWINBURNE AVENUE MOOROOLBARK VIC 3138	1160000	21-Feb-22

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 07 June 2022


**13 MACMILLAN STREET  
MOOROOLBARK VIC 3138**
 4  2  3

Sold Price

**980000** Sold Date **23-Feb-22**

Distance **1.14km**

**70 ZINA GROVE MOOROOLBARK  
VIC 3138**
 3  2  2

Sold Price

<sup>RS</sup> **1063000** Sold Date **17-Mar-22**

Distance **1km**

**26 SWINBURNE AVENUE  
MOOROOLBARK VIC 3138**
 4  2  2

Sold Price

**1160000** Sold Date **21-Feb-22**

Distance **0.22km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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