

## 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

1/3 MONARO COURT MOOROOLBARK VIC 3138

### Indicative selling price

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

Single Price

or range  
between

\$645,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Mooroolbark

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

### 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 6 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

55 BELLARA DRIVE MOOROOLBARK VIC 3138	\$680,000	06-Jun-23
75 HIGHVIEW DRIVE MOOROOLBARK VIC 3138	\$685,000	04-Sep-23
1/345 MAROONDAH HIGHWAY CROYDON NORTH VIC 3136	\$685,000	21-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 30 November 2023



**55 BELLARA DRIVE  
MOOROOLBARK VIC 3138**

3 1 1

Sold Price **\$680,000** Sold Date **06-Jun-23**

Distance **0.44km**



**75 HIGHVIEW DRIVE  
MOOROOLBARK VIC 3138**

3 1 -

Sold Price <sup>RS</sup> **\$685,000** Sold Date **04-Sep-23**

Distance **0.84km**



**1/345 MAROONDAH HIGHWAY  
CROYDON NORTH VIC 3136**

3 1 2

Sold Price Sold Date **21-Nov-23**

Distance **1.06km**

RS = Recent sale UN = Undisclosed Sale

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