

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 DAKARA COURT MOOROOLBARK VIC 3138

Indicative selling price

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

Single Price

or range
between

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$828,750

Property type

House

Suburb

Mooroolbark

Period-from

01 Aug 2022

to

31 Jul 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

2 NEVILLE STREET MOOROOLBARK VIC 3138	\$672,000	31-May-23
15 KALIMNA STREET MOOROOLBARK VIC 3138	\$665,000	07-Mar-23
3 WALHALLA COURT MOOROOLBARK VIC 3138	\$745,000	23-May-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.~~

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2 NEVILLE STREET MOOROOLBARK VIC 3138

3 1 1

Sold Price

RS

\$672,000

Sold Date

31-May-23

Distance

0.57km

15 KALIMNA STREET MOOROOLBARK VIC 3138

3 1 2

Sold Price

\$665,000

Sold Date

07-Mar-23

Distance

0.6km

3 WALHALLA COURT MOOROOLBARK VIC 3138

4 1 3

Sold Price

\$745,000

Sold Date

23-May-23

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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