

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

3/7 MORELLE COURT, MOOROOLBARK, VIC 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$735,000

to

\$765,000

Median sale price

Median price

\$688,800

Property type

Unit

Suburb

Mooroolbark

Period - From

01/01/2024

to

31/12/2024

Source



Comparable property sales

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) 1/194 DORSET RD, CROYDON, VIC 3136	\$780,000	24/02/2025
2) 9 PREMIER CL, MOOROOLBARK, VIC 3138	\$763,000	22/12/2024
3) 14A KROWERA ST, MOOROOLBARK, VIC 3138	\$842,000	16/12/2024

This Statement of Information was prepared on: 23/04/2025