

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

1/16 Ricky Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$730,000

&

\$795,000

Median sale price

Median price \$850,000

Property Type House

Suburb Mooroolbark

Period - From 01/07/2023

to

30/09/2023

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	68 Birkenhead Dr KILSYTH 3137	\$798,000	20/10/2023
2	1/57 Struan Av MOOROOLBARK 3138	\$795,000	29/07/2023
3	59 Lancaster Rd MOOROOLBARK 3138	\$780,000	13/09/2023

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:

08/11/2023 11:17



Property Type:
Agent Comments

Indicative Selling Price
\$730,000 - \$795,000
Median House Price
September quarter 2023: \$850,000

Comparable Properties



68 Birkenhead Dr KILSYTH 3137 (REI)

Agent Comments



Price: \$798,000
Method: Private Sale
Date: 20/10/2023
Property Type: House
Land Size: 462 sqm approx



1/57 Struan Av MOOROOLBARK 3138 (REI/VG) Agent Comments



Price: \$795,000
Method: Private Sale
Date: 29/07/2023
Property Type: House
Land Size: 440 sqm approx



59 Lancaster Rd MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$780,000
Method: Private Sale
Date: 13/09/2023
Property Type: House
Land Size: 389 sqm approx

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