

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

18 Kalimna Street, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$895,500

Property Type House

Suburb Mooroolbark

Period - From 01/10/2021

to 31/12/2021

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	29 Greenslopes Dr MOOROOLBARK 3138	\$660,000	14/02/2022
2	30 Cardigan Rd MOOROOLBARK 3138	\$660,000	24/11/2021
3	47 Cardigan Rd MOOROOLBARK 3138	\$625,000	11/01/2022

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:

11/04/2022 17:16



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Rooms: 5

Property Type: House

Land Size: 880 sqm approx

Agent Comments

Comparable Properties



29 Greenslopes Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 1 1

Price: \$660,000

Method: Private Sale

Date: 14/02/2022

Property Type: House



30 Cardigan Rd MOOROOLBARK 3138 (VG)

Agent Comments

3 - -

Price: \$660,000

Method: Sale

Date: 24/11/2021

Property Type: House (Res)

Land Size: 536 sqm approx



47 Cardigan Rd MOOROOLBARK 3138 (VG)

Agent Comments

3 - -

Price: \$625,000

Method: Sale

Date: 11/01/2022

Property Type: House (Res)

Land Size: 416 sqm approx