

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

1/28 Kalimna Street, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$710,000

&

\$770,000

Median sale price

Median price

\$887,500

Property Type

House

Suburb

Mooroolbark

Period - From

01/04/2024

to

30/06/2024

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	21 The Briars MOOROOLBARK 3138	\$770,000	09/07/2024
2	3/5 Forest Way KILSYTH 3137	\$740,000	19/06/2024
3	438a Hull Rd MOOROOLBARK 3138	\$760,000	13/06/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

19/08/2024 09:58



Property Type:
Agent Comments

Indicative Selling Price
\$710,000 - \$770,000
Median House Price
June quarter 2024: \$887,500

Comparable Properties



21 The Briars MOOROOLBARK 3138 (REI) Agent Comments



Price: \$770,000
Method: Private Sale
Date: 09/07/2024
Property Type: House (Res)
Land Size: 456 sqm approx



3/5 Forest Way KILSYTH 3137 (REI/VG) Agent Comments



Price: \$740,000
Method: Private Sale
Date: 19/06/2024
Property Type: Unit
Land Size: 264 sqm approx



438a Hull Rd MOOROOLBARK 3138 (REI/VG) Agent Comments



Price: \$760,000
Method: Private Sale
Date: 13/06/2024
Property Type: Townhouse (Single)
Land Size: 251 sqm approx