

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

79A Kipling Avenue, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$720,000

&

\$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 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	33 Delville St MOOROOLBARK 3138	\$738,500	12/07/2024
2	438a Hull Rd MOOROOLBARK 3138	\$760,000	13/06/2024
3	2/15 Durham Rd KILSYTH 3137	\$735,000	21/05/2024

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:

01/08/2024 11:59



Rooms: 1
Property Type: Land (Res)
Land Size: 276 sqm approx
 Agent Comments

Indicative Selling Price
 \$720,000 - \$770,000
Median House Price
 June quarter 2024: \$887,500

Comparable Properties

33 Delville St MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$738,500
Method: Private Sale
Date: 12/07/2024
Property Type: Townhouse (Res)



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



2/15 Durham Rd KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$735,000
Method: Private Sale
Date: 21/05/2024
Property Type: Townhouse (Res)