

# 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

9 Premier Close, Mooroolbark Vic 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$700,000

&

\$770,000

### Median sale price

Median price

\$653,500

Property Type

Townhouse

Suburb

Mooroolbark

Period - From

26/11/2023

to

25/11/2024

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	2/53 Diane Cr CROYDON 3136	\$740,000	02/09/2024
2	7/94 Brice Av MOOROOLBARK 3138	\$695,000	31/07/2024
3	2/1 Churchill Way KILSYTH 3137	\$780,000	29/07/2024

**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:

26/11/2024 11:06



Carl Payne  
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3   2   2

**Property Type:** Townhouse  
(Single)

**Land Size:** 153 sqm approx

**Agent Comments**

7 YEAR OLD (APPROX) HOME IN COMPLEX OF TEN

**Indicative Selling Price**  
\$700,000 - \$770,000  
**Median Townhouse Price**  
26/11/2023 - 25/11/2024: \$653,500

## Comparable Properties



**2/53 Diane Cr CROYDON 3136 (REI/VG)**

[Agent Comments](#)

3   2   2

**Price:** \$740,000

**Method:** Private Sale

**Date:** 02/09/2024

**Property Type:** Unit



**7/94 Brice Av MOOROOLBARK 3138 (REI/VG)**

[Agent Comments](#)

3   3   2

**Price:** \$695,000

**Method:** Private Sale

**Date:** 31/07/2024

**Property Type:** Townhouse (Res)

**Land Size:** 986 sqm approx



**2/1 Churchill Way KILSYTH 3137 (REI/VG)**

[Agent Comments](#)

3   2   2

**Price:** \$780,000

**Method:** Private Sale

**Date:** 29/07/2024

**Property Type:** Townhouse (Single)

Account - Barry Plant | P: 03 9735 3300



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