

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

5A Yates Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$750,000

&

\$820,000

Median sale price

Median price

\$723,000

Property Type

House

Suburb

Mooroolbark

Period - From

01/01/2020

to

31/12/2020

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.

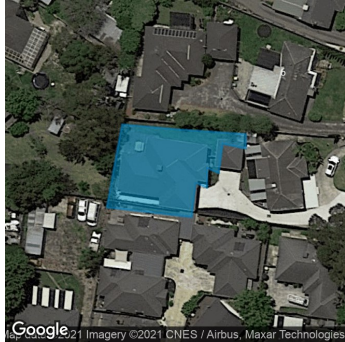
	Address of comparable property	Price	Date of sale
1	19B Mimosa Av KILSYTH 3137	\$840,000	12/02/2021
2	3/3 Akima Tce MOOROOLBARK 3138	\$835,000	11/11/2020
3	39a Lancaster Rd MOOROOLBARK 3138	\$790,000	19/11/2020

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:

16/02/2021 14:08



Property Type: House
Land Size: 430 sqm approx
Agent Comments

Comparable Properties

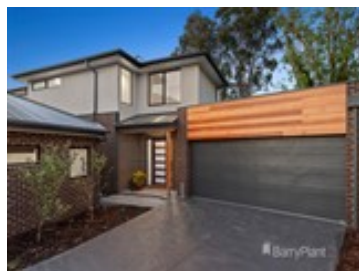


19B Mimosa Av KILSYTH 3137 (REI)

Agent Comments



Price: \$840,000
Method: Private Sale
Date: 12/02/2021
Property Type: Townhouse (Single)



3/3 Akima Tce MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$835,000
Method: Private Sale
Date: 11/11/2020
Property Type: House



39a Lancaster Rd MOOROOLBARK 3138 (VG)

Agent Comments



Price: \$790,000
Method: Sale
Date: 19/11/2020
Property Type: House (Res)
Land Size: 311 sqm approx