

## 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

23 Larnook Crescent Mooroolbark VIC 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$870,000

&

\$940,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$781,500

Property type

House

Suburb

Mooroolbark

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

### 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 6 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 3 Kinarra Court Mooroolbark VIC 3138    | \$870,000 | 01-May-21 |
| 25 Shadowplay Road Mooroolbark VIC 3138 | \$915,000 | 27-Sep-21 |
| 22 Highview Drive Mooroolbark VIC 3138  | \$920,000 | 13-May-21 |

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 6 months.~~

This Statement of Information was prepared on: 01 November 2021

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3 Kinarra Court Mooroolbark VIC 3138

Sold Price

\$870,000

Sold Date

01-May-21

4

2

2

Distance

0.34km

25 Shadowplay Road Mooroolbark VIC 3138

Sold Price

<sup>RS</sup>\$915,000

Sold Date

27-Sep-21

4

2

2

Distance

0.81km

22 Highview Drive Mooroolbark VIC 3138

Sold Price

\$920,000

Sold Date

13-May-21

4

2

3

Distance

1.07km

RS = Recent sale      UN = Undisclosed Sale

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