Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

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Indicative selling price

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

Range between \$800,000 & \$850,000	Range between	\$800,000	&	\$850,000
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Median sale price

Median price	\$810,000	Pro	perty Type	House		Suburb	Mooroolbark
Period - From	01/04/2023	to	30/06/2023		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

Add	dress of comparable property	Price	Date of sale
1	19a Sheldon Av MOOROOLBARK 3138	\$850,000	07/09/2023
2	1a Astor Ct KILSYTH 3137	\$830,000	11/09/2023
3	1/47 Carronvale Rd MOOROOLBARK 3138	\$800,000	02/09/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/10/2023 13:27













Property Type: Land **Land Size:** 472 sqm approx

Agent Comments

Indicative Selling Price \$800,000 - \$850,000 Median House Price June quarter 2023: \$810,000

Comparable Properties



19a Sheldon Av MOOROOLBARK 3138 (REI)

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Agent Comments

Price: \$850,000 Method: Private Sale Date: 07/09/2023 Property Type: House



1a Astor Ct KILSYTH 3137 (REI)

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Price: \$830,000 Method: Private Sale Date: 11/09/2023 Property Type: House Land Size: 395 sqm approx **Agent Comments**



1/47 Carronvale Rd MOOROOLBARK 3138







Price: \$800,000 Method: Private Sale Date: 02/09/2023 Property Type: House Land Size: 408 sqm approx **Agent Comments**

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