

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

8 Carolanne Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$880,000 Property Type House Suburb Mooroolbark

Period - From 01/04/2022 to 30/06/2022 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	28 Shirley St MOOROOLBARK 3138	\$950,000	27/08/2022
2	98 Hayrick La MOOROOLBARK 3138	\$950,000	20/07/2022
3	39 Zina Gr MOOROOLBARK 3138	\$935,000	04/08/2022

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:

14/09/2022 13:37

8 Carolanne Court, Mooroolbark Vic 3138

Brent Earney

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Indicative Selling Price

\$900,000 - \$950,000

Median House Price

June quarter 2022: \$880,000



Property Type:

Agent Comments

Comparable Properties



28 Shirley St MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$950,000

Method: Private Sale

Date: 27/08/2022

Property Type: House

Land Size: 882 sqm approx



98 Hayrick La MOOROOLBARK 3138 (VG)

Agent Comments



Price: \$950,000

Method: Sale

Date: 20/07/2022

Property Type: House (Res)

Land Size: 922 sqm approx



39 Zina Gr MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$935,000

Method: Private Sale

Date: 04/08/2022

Property Type: House

Land Size: 1349 sqm approx

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354