

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

61A Kipling Avenue, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$295,000

&

\$324,500

Median sale price

Median price

\$328,000

Property Type

Vacant land

Suburb

Mooroolbark

Period - From

20/02/2020

to

19/02/2021

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	2A Larbert Rd MOOROOLBARK 3138	\$367,000	29/08/2020
2	30A Dryden Conc MOOROOLBARK 3138	\$352,000	12/02/2021
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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:

20/02/2021 12:36



Property Type: Land
Land Size: 328 sqm approx
Agent Comments

Indicative Selling Price
\$295,000 - \$324,500
Median Land Price
20/02/2020 - 19/02/2021: \$328,000

Comparable Properties

2A Larbert Rd MOOROOLBARK 3138 (VG)

Agent Comments



Price: \$367,000
Method: Sale
Date: 29/08/2020
Property Type: Land
Land Size: 358 sqm approx



30A Dryden Conc MOOROOLBARK 3138 (REI) **Agent Comments**



Price: \$352,000
Method: Private Sale
Date: 12/02/2021
Property Type: Land
Land Size: 326 sqm approx

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.