

Date: 27-06-2019

## Statement of Information

# Single residential property located in Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



### Property offered for sale

Address  
Including suburb and  
postcode

79 Kipling Avenue, Mooroolbark 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between or  
Single price

\$550,000

&

\$580,000

### Median sale price

Median price

\$680,000

House

X

Unit

Suburb  
or locality

Mooroolbark

Period - From

01/01/2019

to

31/03/2019

Source

REIV

### Comparable property sales

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
113 Manchester Road, Mooroolbark Vic 3138	\$570,000	06/05/2019
31 Milford Street, Kilsyth Vic 3137	\$574,128	22/05/2019
22 Mount View Parade, Mooroolbark Vic 3138	\$607,500	15/05/2019