

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

11 Quest Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$810,000 Property 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.

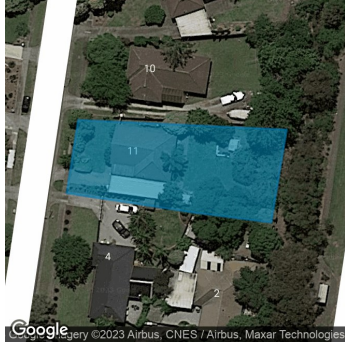
	Address of comparable property	Price	Date of sale
1	132 Hayrick La MOOROOLBARK 3138	\$800,000	11/04/2023
2	3 Tulong Cl MOOROOLBARK 3138	\$781,000	07/03/2023
3	8 Nambour Dr MOOROOLBARK 3138	\$775,000	27/06/2023

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:

09/08/2023 08:40



Property Type: House (Previously Occupied - Detached)

Land Size: 886 sqm approx

Agent Comments

Comparable Properties



132 Hayrick La MOOROOLBARK 3138 (REI/VG) Agent Comments



Price: \$800,000

Method: Private Sale

Date: 11/04/2023

Property Type: House

Land Size: 890 sqm approx



3 Tulong Ct MOOROOLBARK 3138 (REI/VG) Agent Comments



Price: \$781,000

Method: Private Sale

Date: 07/03/2023

Property Type: House

Land Size: 990 sqm approx



8 Nambour Dr MOOROOLBARK 3138 (REI) Agent Comments



Price: \$775,000

Method: Private Sale

Date: 27/06/2023

Property Type: House

Land Size: 860 sqm approx