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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$750,000		&		\$800,000			
Median sale p	rice							
Median price	\$810,000	Pro	operty Type	Hou	se		Suburb	Mooroolbark
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	132 Hayrick La MOOROOLBARK 3138	\$800,000	11/04/2023
2	3 Tulong CI 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





Coole gere vezoza Anbus, ChiEk / Anbus, Maxar Technologies



Property Type: House (Previously Occupied - Detached) Land Size: 886 sqm approx Agent Comments Christopher Clerke 03 9725 0000 0459 101 811 chrisclerke@methven.com.au

> Indicative Selling Price \$750,000 - \$800,000 Median House Price June quarter 2023: \$810,000

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 CI MOOROOLBARK 3138 (REI/VG)

Agent Comments

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)



Price: \$775,000 Method: Private Sale Date: 27/06/2023 Property Type: House Land Size: 860 sgm approx

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





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