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	12 Kirkford Drive, Mooroolbark Vic 3138
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$800,000	&	\$850,000

Median sale price

Median price	\$895,500	Pro	perty Type	House		Suburb	Mooroolbark
Period - From	01/10/2021	to	31/12/2021		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

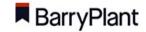
Add	dress of comparable property	Price	Date of sale
1	31 Old Kent Rd MOOROOLBARK 3138	\$850,000	10/03/2022
2	21 Timbertop Ct MOOROOLBARK 3138	\$850,000	24/01/2022
3	40 Roseman Rd CHIRNSIDE PARK 3116	\$810,000	20/01/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	12/04/2022 16:39









Rooms: 4

Property Type: House (Res) Land Size: 864 sqm approx

Agent Comments

Indicative Selling Price \$800,000 - \$850,000 **Median House Price**

December quarter 2021: \$895,500

Comparable Properties



31 Old Kent Rd MOOROOLBARK 3138 (REI)

Price: \$850,000 Method: Private Sale Date: 10/03/2022 Property Type: House Land Size: 871 sqm approx **Agent Comments**



21 Timbertop Ct MOOROOLBARK 3138

(REI/VG)

Price: \$850,000 Method: Private Sale Date: 24/01/2022 Property Type: House

Land Size: 1047 sqm approx

Agent Comments



40 Roseman Rd CHIRNSIDE PARK 3116

(REI/VG)

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Price: \$810,000 Method: Private Sale Date: 20/01/2022 Property Type: House Land Size: 868 sqm approx Agent Comments

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



