

# 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

12 Kirkford Drive, Mooroolbark Vic 3138

### Indicative selling price

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

Range between

\$800,000

&

\$850,000

### Median sale price

Median price

\$895,500

Property 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	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 comparable properties 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



 3  2  0

**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)**

Agent Comments

 3  2  2

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



**21 Timbertop Ct MOOROOLBARK 3138 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 24/01/2022  
**Property Type:** House  
**Land Size:** 1047 sqm approx



**40 Roseman Rd CHIRNSIDE PARK 3116 (REI/VG)**

Agent Comments

 3  2  6

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

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