

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

26 Coolabah Street Mooroolbark VIC 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,500

Property type

House

Suburb

Mooroolbark

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

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 6 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

22A Carawa Street Mooroolbark VIC 3138	\$725,000	10-Mar-21
24A Monomeith Street Mooroolbark VIC 3138	\$705,000	16-Dec-20
7 Sheridan Avenue Mooroolbark VIC 3138	\$730,000	13-Oct-20

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 6 months.~~

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22A Carawa Street Mooroolbark VIC 3138

Sold Price

RS

\$725,000

Sold Date

10-Mar-21



3



2



2

Distance

0.13km



24A Monomeith Street Mooroolbark VIC 3138

Sold Price

\$705,000

Sold Date

16-Dec-20



-



2



2

Distance

0.4km



7 Sheridan Avenue Mooroolbark VIC 3138

Sold Price

\$730,000

Sold Date

13-Oct-20



3



2



2

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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