

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 49 Old Kent Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$795,000 & \$870,000

Median sale price

Median price \$791,000 Property type House Suburb Mooroolbark

Period - From 01/01/2023 to 31/03/2023 Source REIV

Comparable property sales

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
8 Turella Court, Mooroolbark Vic 3138	\$825,000	10/01/2023
4 Barina Avenue, Mooroolbark Vic 3138	\$824,777	25/01/2023
17 Wyuna Walk, Mooroolbark Vic 3138	\$835,000	26/02/2023

This Statement of Information was prepared on: 30/06/2023