

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/30 Old Kent Road 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,250

*House

X

*Unit

Suburb

Mooroolbark

Period-from

01 Jun 2018

to

31 May 2019

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

2/30 Old Kent Road Mooroolbark VIC 3138	\$500,000	21-Feb-19
26A Dunoon Street Mooroolbark VIC 3138	\$538,000	12-Feb-19
5A Parkvalley Drive Chirnside Park VIC 3116	\$532,300	09-Mar-19

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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**2/30 Old Kent Road Mooroolbark
VIC 3138**

 3  1  2

Sold Price

\$500,000

Sold Date

21-Feb-19

Distance

0.02km



**26A Dunoon Street Mooroolbark
VIC 3138**

 3  1  2

Sold Price

\$538,000

Sold Date

12-Feb-19

Distance

1.03km



**5A Parkvalley Drive Chirnside Park
VIC 3116**

 3  1  2

Sold Price

\$532,300

Sold Date

09-Mar-19

Distance

1.83km

RS = Recent sale

UN = Undisclosed Sale

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