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

3 Anaba Court, Mooroolbark Vic 3138

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	n \$840,000		&		\$880,000				
Median sale price									
Median price	\$895,500	Pro	operty Type	Hou	ISE		Suburb	Mooroolbark	
Period - From	01/10/2021	to	31/12/2021		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	29 Kalimna St MOOROOLBARK 3138	\$877,000	30/03/2022
2	17 Myoora Dr MOOROOLBARK 3138	\$863,750	30/03/2022
3	20 Ross Pincott Dr MOOROOLBARK 3138	\$850,000	12/12/2021

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:

08/04/2022 12:20





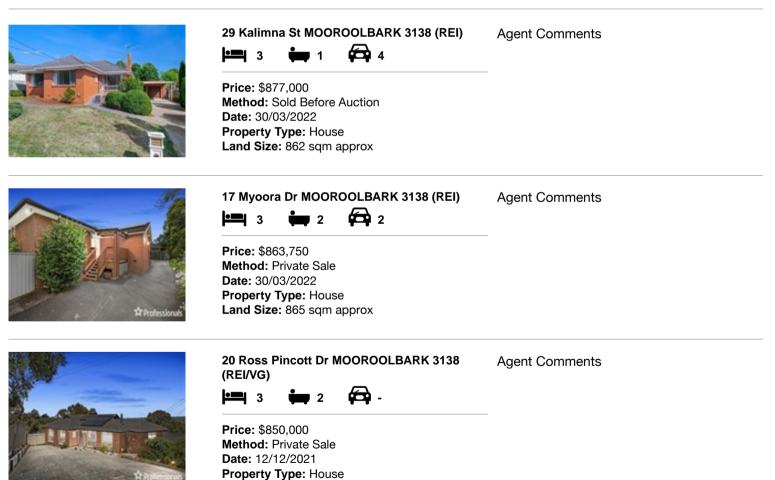




Property Type: House Land Size: 1011.001 sqm approx Agent Comments Miles Howell 9725 0000 0437 618 150 mileshowell@methven.com.au

Indicative Selling Price \$840,000 - \$880,000 Median House Price December quarter 2021: \$895,500

Comparable Properties



Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354

Land Size: 863 sqm approx





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