

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 consumer.vic.gov.au/underquoting

Range between \$840,000 & \$880,000

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	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

Comparable Properties



29 Kalimna St MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$877,000

Method: Sold Before Auction

Date: 30/03/2022

Property Type: House

Land Size: 862 sqm approx



17 Myoora Dr MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$863,750

Method: Private Sale

Date: 30/03/2022

Property Type: House

Land Size: 865 sqm approx



20 Ross Pincott Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$850,000

Method: Private Sale

Date: 12/12/2021

Property Type: House

Land Size: 863 sqm approx