

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

53 Kipling Avenue, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$821,550

Property Type

House

Suburb

Mooroolbark

Period - From

01/04/2021

to

30/06/2021

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	30 Highland Cr MOOROOLBARK 3138	\$835,000	25/06/2021
2	7 Hartwell Ct MOOROOLBARK 3138	\$820,000	19/04/2021
3	21 Woodville Rd MOOROOLBARK 3138	\$815,000	29/06/2021

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:

26/08/2021 13:41

53 Kipling Avenue, Mooroolbark Vic 3138

Miles Howell

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Indicative Selling Price

\$800,000 - \$850,000

Median House Price

June quarter 2021: \$821,550



 3  1  2

Rooms: 4

Property Type: House (Res)

Land Size: 870 sqm approx

Agent Comments

Comparable Properties



30 Highland Cr MOOROOLBARK 3138 (REI)

Agent Comments

 3  2  2

Price: \$835,000

Method: Private Sale

Date: 25/06/2021

Property Type: House

Land Size: 869 sqm approx



7 Hartwell Ct MOOROOLBARK 3138 (REI)

Agent Comments

 3  1  2

Price: \$820,000

Method: Private Sale

Date: 19/04/2021

Property Type: House

Land Size: 1037 sqm approx



21 Woodville Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  2  2

Price: \$815,000

Method: Private Sale

Date: 29/06/2021

Property Type: House

Land Size: 966 sqm approx

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