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 betweer	\$800,000		&		\$850,000					
Median sale pi	rice									
Median price	\$821,550	Pro	operty Type	Hou	se		Suburb	Mooroolbark		
Period - From	01/04/2021	to	30/06/2021		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	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



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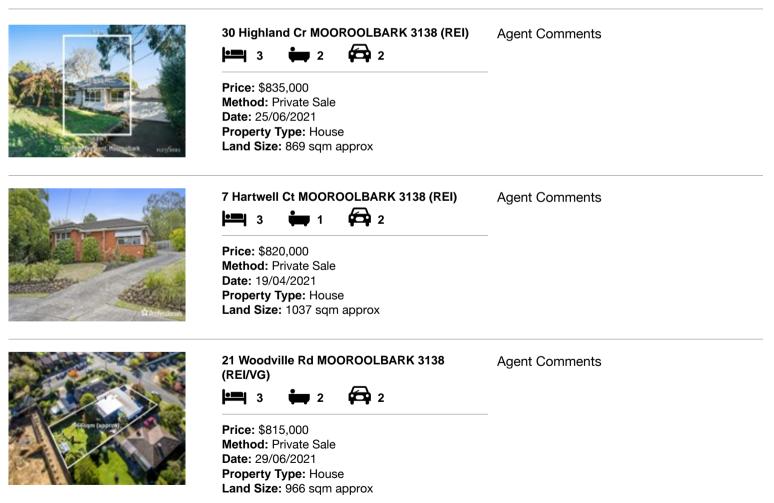




Rooms: 4 Property Type: House (Res) Land Size: 870 sqm approx Agent Comments Miles Howell 9725 0000 0437 618 150 mileshowell@methven.com.au

> Indicative Selling Price \$800,000 - \$850,000 Median House Price June quarter 2021: \$821,550

Comparable Properties



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