## 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	14 Westall Court, Mooroolbark Vic 3138
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$67	0,000	&	\$720,000
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### Median sale price

Median price	\$873,000	Pro	perty Type	House		Suburb	Mooroolbark
Period - From	01/04/2024	to	31/03/2025		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

Address of comparable property		Price	Date of sale
1	261 Manchester Rd MOOROOLBARK 3138	\$730,000	13/03/2025
2	78 Kipling Av MOOROOLBARK 3138	\$710,100	06/12/2024
3	68 Greenslopes Dr MOOROOLBARK 3138	\$670,000	15/11/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	08/05/2025 13:09
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**Indicative Selling Price** \$670,000 - \$720,000 **Median House Price** Year ending March 2025: \$873,000





Rooms: 4

Property Type: House (Res) Land Size: 354 sqm approx

**Agent Comments** 

# Comparable Properties



261 Manchester Rd MOOROOLBARK 3138 (REI)

Price: \$730,000 Method: Private Sale Date: 13/03/2025 Property Type: House

Land Size: 530 sqm approx

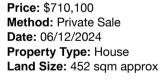
**Agent Comments** 



78 Kipling Av MOOROOLBARK 3138 (REI/VG)

Agent Comments

**Agent Comments** 





68 Greenslopes Dr MOOROOLBARK 3138 (REI/VG)

Date: 15/11/2024

Price: \$670,000 Method: Private Sale

Property Type: House Land Size: 433 sqm approx

Account - Barry Plant | P: 03 9735 3300





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