## Statement of Information

Property offered for sale

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Including suburb and	Address ling suburb and postcode 1a Kambora Court, Mooroolbark Vic 3138							
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price \$465,000								
Median sale price								
Median price \$412,0	00 Pi	roperty Type	Vacant land		Suburb	Mooroolbark	(	
Period - From 06/10/2024 to 05/10/2025 Source Prop					Property	perty Data		
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					Pr	rice	Date of sale	
1								
2								
3								
OR				_				
<b>B*</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:					n:	06/10/2025 11:56		













Property Type: Land Land Size: 460 sqm approx Agent Comments Indicative Selling Price \$465,000 Median Land Price 06/10/2024 - 05/10/2025: \$412,000

## Comparable Properties

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.

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454



