## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for	sale
-----------------	---------	-----	------

Period - From 19/11/2024

Including subu		1b Monaro Court, Mooroolbark Vic 3138						
Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between \$650,000		&	\$690,000					
Median sale price								
Median price	\$873,000	)	Property Type	House	Suburb	Mooroolbark		

### Comparable property sales (\*Delete A or B below as applicable)

to

18/11/2025

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	22a Felix Gr MOOROOLBARK 3138	\$665,000	20/06/2025
2	3/59 Old Melbourne Rd CHIRNSIDE PARK 3116	\$690,000	11/06/2025
3			

#### 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:	19/11/2025 10:41

Source Property Data

