

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

3/8 Kathy Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$870,000 & \$950,000

Median sale price

Median price \$834,750 Property Type House Suburb Mooroolbark

Period - From 01/01/2024 to 31/03/2024 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	26a Wandana Cr MOOROOLBARK 3138	\$940,000	16/04/2024
2	14a Royal Av MOOROOLBARK 3138	\$935,000	30/05/2024
3	8A Bellara Dr MOOROOLBARK 3138	\$930,000	04/01/2024

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:

18/06/2024 14:08



Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$870,000 - \$950,000

Median House Price

March quarter 2024: \$834,750

Comparable Properties



26a Wandana Cr MOOROOLBARK 3138 (REI) Agent Comments



Price: \$940,000

Method: Private Sale

Date: 16/04/2024

Property Type: House (Res)

Land Size: 415 sqm approx



14a Royal Av MOOROOLBARK 3138 (REI) Agent Comments



Price: \$935,000

Method: Private Sale

Date: 30/05/2024

Property Type: House



8A Bellara Dr MOOROOLBARK 3138 (REI/VG) Agent Comments



Price: \$930,000

Method: Private Sale

Date: 04/01/2024

Property Type: House

Land Size: 479 sqm approx