

# 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

1/5 Kipling Avenue, Mooroolbark, VIC 3138
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price 

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 or range between 

\$590,000
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 & 

\$640,000
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### Median sale price

Median price 

\$ 627,500
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 Property type 

Unit
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 Suburb 

Mooroolbark
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Period - From 

06/06/2023
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 to 

05/06/2024
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 Source 

pdol
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### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	2/ 434 Hull Rd, MOOROOLBARK Vic	\$625,000	05/01/2024
2	434a Hull Rd, Mooroolbark Vic	\$625,000	05/01/2024
3	2/ 6 Bridges Av, Mooroolbark Vic	\$600,000	16/03/2024

This Statement of Information was prepared on: 

06/06/2024
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