

# 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

13a Wimbledon Court, Mooroolbark Vic 3138

### Indicative selling price

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

Range between

\$850,000

&

\$890,000

### 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	10a Jillian St MOOROOLBARK 3138	\$857,000	09/07/2024
2	3 Lancaster Rd MOOROOLBARK 3138	\$880,000	08/01/2024
3	2a Ellen Rd MOOROOLBARK 3138	\$855,000	28/03/2024

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:

03/07/2024 11:48



**Property Type:**

Agent Comments

## Comparable Properties

10a Jillian St MOOROOLBARK 3138 (REI)

Agent Comments



**Price:** \$857,000

**Method:**

**Date:** 09/07/2024

**Property Type:** House



3 Lancaster Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments



**Price:** \$880,000

**Method:** Private Sale

**Date:** 08/01/2024

**Property Type:** Townhouse (Single)



2a Ellen Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments



**Price:** \$855,000

**Method:** Private Sale

**Date:** 28/03/2024

**Property Type:** House

**Land Size:** 351 sqm approx

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