

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

15A MONOMEITH STREET MOOROOLBARK VIC 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$790,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$822,500

Property type

House

Suburb

Mooroolbark

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

164 LINCOLN ROAD CROYDON VIC 3136	860000	19-Jan-24
73 BILLANOOK WAY CHIRNSIDE PARK VIC 3116	850000	06-Oct-23
5 POPE COURT MOOROOLBARK VIC 3138	800000	31-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 03 April 2024



164 LINCOLN ROAD CROYDON VIC 3136 Sold Price

860000 Sold Date **19-Jan-24**

 3  2  1

Distance **1.71km**



73 BILLANOOK WAY CHIRNSIDE PARK VIC 3116 Sold Price

850000 Sold Date **06-Oct-23**

 3  2  2

Distance **1.65km**



5 POPE COURT MOOROOLBARK VIC 3138 Sold Price

800000 Sold Date **31-Oct-23**

 3  2  1

Distance **1.96km**

RS = Recent sale

UN = Undisclosed Sale

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