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

17 Carawa Street, Mooroolbark Vic 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$750,000		&		\$800,000				
Median sale p	rice								
Median price	\$834,750	Pro	operty Type	Hou	se		Suburb	Mooroolbark	
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	119 Esther Cr MOOROOLBARK 3138	\$800,000	25/01/2024
2	158 Lincoln Rd CROYDON 3136	\$790,000	17/03/2024
3	18 Orrong Rd MOOROOLBARK 3138	\$750,000	13/04/2024

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:

28/06/2024 14:53









Property Type: House Land Size: 874 sqm approx Agent Comments Steven Powell 9726 8888 0400 562 031 stevenpowell@jelliscraig.com.au

> Indicative Selling Price \$750,000 - \$800,000 Median House Price March quarter 2024: \$834,750

Comparable Properties



119 Esther Cr MOOROOLBARK 3138 (REI/VG) Agent Comments



Price: \$800,000 Method: Private Sale Date: 25/01/2024 Property Type: House Land Size: 876 sqm approx



158 Lincoln Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$790,000 Method: Private Sale Date: 17/03/2024 Property Type: House (Res) Land Size: 877 sqm approx



18 Orrong Rd MOOROOLBARK 3138 (REI/VG) Agent Comments



Price: \$750,000 Method: Private Sale Date: 13/04/2024 Property Type: House Land Size: 870 sqm approx

Account - Jellis Craig | P: 03 9726 8888



property data

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