

## 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 OLD KENT ROAD MOOROOLBARK VIC 3138

### Indicative selling price

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

Single Price

or range  
between

\$760,000

&

\$810,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$825,000

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

13 DAYMAR DRIVE MOOROOLBARK VIC 3138	815000	04-Apr-24
30 VISTA DRIVE CHIRNSIDE PARK VIC 3116	790500	28-Dec-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: 18 April 2024


**13 DAYMAR DRIVE  
MOOROOLBARK VIC 3138**
 3  2  1

Sold Price

<sup>RS</sup> **815000** Sold Date **04-Apr-24**

 Distance **0.51km**

**30 VISTA DRIVE CHIRNSIDE PARK  
VIC 3116**
 3  2  2

Sold Price

<sup>RS</sup> **790500** Sold Date **28-Dec-23**

 Distance **1.95km**

**5 POPE COURT MOOROOLBARK  
VIC 3138**
 3  2  1

Sold Price

<sup>RS</sup> **800000** Sold Date **31-Oct-23**

 Distance **1.85km**

RS = Recent sale

UN = Undisclosed Sale

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