

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

1a Collings Court, Mooroolbark Vic 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$740,000 & \$790,000

Median sale price

Median price \$663,400 Property Type Unit 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	8a Neville St MOOROOLBARK 3138	\$781,500	11/02/2024
2	3/11 Holmes Rd MOOROOLBARK 3138	\$781,000	20/03/2024
3	55a Bellara Dr MOOROOLBARK 3138	\$765,000	29/05/2024

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:

11/07/2024 09:22



Property Type: House

Land Size: 271 sqm approx

Agent Comments

Comparable Properties



8a Neville St MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$781,500

Method: Private Sale

Date: 11/02/2024

Property Type: Unit



3/11 Holmes Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$781,000

Method: Private Sale

Date: 20/03/2024

Property Type: Unit

Land Size: 281 sqm approx



55a Bellara Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$765,000

Method: Private Sale

Date: 29/05/2024

Property Type: House