

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

2/3 DONNE COURT 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Mooroolbark

Period-from

01 Jan 2023

to

31 Dec 2023

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

9A PICCADILLY COURT KILSYTH VIC 3137	\$855,000	13-Oct-23
10A JILLIAN STREET MOOROOLBARK VIC 3138	\$857,000	09-Jan-24
6A WIMBLEDON COURT MOOROOLBARK VIC 3138	\$842,000	21-Nov-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: 11 January 2024



**9A PICCADILLY COURT KILSYTH
VIC 3137**

3 2 2

Sold Price

\$855,000

Sold Date

13-Oct-23

Distance

0.83km



**10A JILLIAN STREET
MOOROOLBARK VIC 3138**

3 2 2

Sold Price

^{RS} **\$857,000**

Sold Date

09-Jan-24

Distance

1.41km



**6A WIMBLEDON COURT
MOOROOLBARK VIC 3138**

3 2 2

Sold Price

^{RS} **\$842,000**

Sold Date

21-Nov-23

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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