

# 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 Moralla Road, Kooyong Vic 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$8,800,000 & \$9,500,000

### Median sale price

Median price \$3,056,000 Property Type House Suburb Kooyong

Period - From 06/05/2023 to 05/05/2024 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	13 Moralla Rd KOOYONG 3144	\$8,550,000	01/12/2023
2			
3			

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: 06/05/2024 13:00

2 Moralla Road, Kooyong Vic 3144



 5  3  4

**Rooms:** 11  
**Property Type:** House (Res)  
**Land Size:** 1412 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$8,800,000 - \$9,500,000  
**Median House Price**  
06/05/2023 - 05/05/2024: \$3,056,000

## Comparable Properties

13 Moralla Rd KOOYONG 3144 (REI/VG)

**Agent Comments**

 5  4  2

**Price:** \$8,550,000  
**Method:** Expression of Interest  
**Date:** 01/12/2023  
**Property Type:** House (Res)  
**Land Size:** 1235 sqm approx

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.

**Account** - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



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