

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

26 KIRKFORD DRIVE 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

\$880,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$817,000

Property type

House

Suburb

Mooroolbark

Period-from

01 Dec 2022

to

30 Nov 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

15 HUNTINGDALE DRIVE CHIRNSIDE PARK VIC 3116	908800	05-Jul-23
6 CAMPUS GATE CHIRNSIDE PARK VIC 3116	925000	06-Oct-23
22 MEADOWGATE DRIVE CHIRNSIDE PARK VIC 3116	942500	11-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: 11 December 2023


**15 HUNTINGDALE DRIVE
CHIRNSIDE PARK VIC 3116**
 4  2  2

Sold Price

908800

Sold Date

05-Jul-23

Distance

0.68km

**6 CAMPUS GATE CHIRNSIDE PARK
VIC 3116**
 4  2  2

Sold Price

925000

Sold Date

06-Oct-23

Distance

1.51km

**22 MEADOWGATE DRIVE
CHIRNSIDE PARK VIC 3116**
 4  2  1

Sold Price

^{RS} **942500**

Sold Date

11-Oct-23

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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