

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

4/2-4 STATION STREET 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

\$650,000

&

\$705,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Mooroolbark

Period-from

01 Jul 2023

to

30 Jun 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

1/62 CROYDONDALE DRIVE MOOROOLBARK VIC 3138	\$698,000	26-Mar-24
41 SPRIGGS DRIVE CROYDON VIC 3136	\$656,000	01-Jun-24
3/19 EMMA ROAD CROYDON VIC 3136	\$680,000	01-Jul-24

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: 09 July 2024

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**1/62 CROYDONDALE DRIVE
MOOROOLBARK VIC 3138**

3 2 2

Sold Price **\$698,000** Sold Date **26-Mar-24**

Distance **0.84km**



**41 SPRIGGS DRIVE CROYDON VIC
3136**

3 2 -

Sold Price ^{RS} **\$656,000** ^{UN} Sold Date **01-Jun-24**

Distance **0.96km**



**3/19 EMMA ROAD CROYDON VIC
3136**

3 2 2

Sold Price ^{RS} **\$680,000** Sold Date **01-Jul-24**

Distance **2.03km**



**10/8 BENNISON STREET CROYDON
VIC 3136**

3 2 1

Sold Price **\$660,000** Sold Date **17-Apr-24**

Distance **2.48km**

RS = Recent sale UN = Undisclosed Sale

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