Statement of Information

Single residential property located in the Melbourne metropolitan area

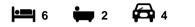
Section 47AF of the Estate Agents Act 1980

Property offered for	sale								
Address Including suburb and postcode	Wording Ti	4 Moralla Road, Kooyong Vic 3144							
Indicative selling price									
For the meaning of this price see consumer.vic.gov.au/underquoting									
Range between \$7,0	00,000	&		\$7,700,000					
Median sale price									
Median price \$2,192	2,500 P	Property Type Hou		e Sub		Subur	urb Kooyong		
Period - From 27/03/2023		26/03/2024	3/2024 Sou		urce	REIV	V		
Comparable propert	y sales (*De	elete A or B	belo	w as ap _l	olica	ble)			
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									
2									
3									
OR									
B* The estate age properties were									
This Statement of Information was prepared on:						on:	27/03/2024 11:20		









Rooms: 10

Property Type: House

Indicative Selling Price \$7,000,000 - \$7,700,000 Median House Price 27/03/2023 - 26/03/2024: \$2,192,500

Comparable Properties

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 - Jellis Craig | P: 03 9864 5000



