Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/2-4 Station Street, Mooroolbark Vic 3138

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ting		
Range betweer	\$690,000		&		\$740,000			
Median sale p	rice							
Median price	\$663,400	Pro	operty Type	Unit			Suburb	Mooroolbark
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	4 Caroline St KILSYTH 3137	\$745,000	30/11/2023
2	30 Spriggs Dr CROYDON 3136	\$739,000	04/05/2024
3	92a Cardigan Rd MOOROOLBARK 3138	\$720,000	01/01/2024

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:

29/05/2024 15:13









Property Type: Townhouse Agent Comments

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> Indicative Selling Price \$690,000 - \$740,000 Median Unit Price March quarter 2024: \$663,400

Comparable Properties



4 Caroline St KILSYTH 3137 (REI/VG)



Price: \$745,000 Method: Private Sale Date: 30/11/2023 Property Type: Townhouse (Single) Land Size: 167 sqm approx Agent Comments

Agent Comments

Agent Comments



30 Spriggs Dr CROYDON 3136 (REI)



Price: \$739,000 Method: Auction Sale Date: 04/05/2024 Property Type: House (Res) Land Size: 200 sqm approx

92a Cardigan Rd MOOROOLBARK 3138 (REI/VG)



Price: \$720,000 Method: Private Sale Date: 01/01/2024 Property Type: House Land Size: 270 sqm approx

Account - Jellis Craig | P: 03 9726 8888



propertydata

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