

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 5/2-4 Station Street, Mooroolbark Vic 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$690,000 & \$740,000

Median sale price

Median price \$663,400 Property Type Unit Suburb Mooroolbark

Period - From 01/01/2024 to 31/03/2024 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	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



3 2 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$690,000 - \$740,000

Median Unit Price

March quarter 2024: \$663,400

Comparable Properties



4 Caroline St KILSYTH 3137 (REI/VG)

Agent Comments

3 2 1

Price: \$745,000

Method: Private Sale

Date: 30/11/2023

Property Type: Townhouse (Single)

Land Size: 167 sqm approx



30 Spriggs Dr CROYDON 3136 (REI)

Agent Comments

3 2 2

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)

Agent Comments

3 2 1

Price: \$720,000

Method: Private Sale

Date: 01/01/2024

Property Type: House

Land Size: 270 sqm approx