

## 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

6/8 SUMMIT COURT MOOROOLBARK VIC 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$790,000

&

\$860,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Mooroolbark

Period-from

01 May 2023

to

30 Apr 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

3/5 VICTORY STREET CROYDON VIC 3136	\$850,000	30-Nov-23
14 SPRIGGS DRIVE CROYDON VIC 3136	\$795,000	17-Feb-24
2/6 HARTWELL COURT MOOROOLBARK VIC 3138	\$830,000	29-Apr-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: 25 May 2024



**3/5 VICTORY STREET CROYDON  
VIC 3136**

 3  2  2

Sold Price **\$850,000** Sold Date **30-Nov-23**

Distance **1.67km**



**14 SPRIGGS DRIVE CROYDON VIC  
3136**

 3  2  2

Sold Price **\$795,000** Sold Date **17-Feb-24**

Distance **0.78km**



**2/6 HARTWELL COURT  
MOOROOLBARK VIC 3138**

 3  2  2

Sold Price <sup>RS</sup> **\$830,000** <sup>UN</sup> Sold Date **29-Apr-24**

Distance **1.26km**

RS = Recent sale      UN = Undisclosed Sale

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