

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

7 COOMBAH COURT 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

House

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

35 OLD KENT ROAD MOOROOLBARK VIC 3138	\$1,050,000	23-Apr-24
11 CHINOOK CRESCENT MOOROOLBARK VIC 3138	\$1,150,000	01-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: 30 May 2024



**35 OLD KENT ROAD
MOOROOLBARK VIC 3138**

 4  3  2

Sold Price ^{RS} **\$1,050,000** Sold Date **23-Apr-24**

Distance **0.27km**



**11 CHINOOK CRESCENT
MOOROOLBARK VIC 3138**

 4  2  2

Sold Price ^{RS} **\$1,150,000** Sold Date **01-Apr-24**

Distance **0.71km**

RS = Recent sale **UN** = Undisclosed Sale

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