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<br>Including suburb and postcode | 1/6 KAMBORA 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 | $769,950 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $880,000 | Property type | House | Suburb | Mooroolbark |
| Period-from | 01 Jul 2021 | to | 30 Jun 2022 | 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 |
|---|---|---|
| 1/4 DAVID DRIVE MOOROOLBARK VIC 3138 | $755,000 | 11-Feb-22 |
| 21A GREENSLOPES DRIVE MOOROOLBARK VIC 3138 | $765,125 | 28-Apr-22 |
| 3/6 KAMBORA COURT MOOROOLBARK VIC 3138 | $775,000 | 22-Jun-22 |

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: 19 July 2022

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**1/4 DAVID DRIVE MOOROOLBARK VIC 3138**

3 2 2

Sold Price **$755,000** Sold Date **11-Feb-22**

Distance **0.98km**



**21A GREENSLOPES DRIVE MOOROOLBARK VIC 3138**

3 2 2

Sold Price **$765,125** Sold Date **28-Apr-22**

Distance **2.17km**



**3/6 KAMBORA COURT MOOROOLBARK VIC 3138**

3 2 2

Sold Price RS **$775,000** Sold Date **22-Jun-22**

Distance **0.04km**

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

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