Statement of Information

Single residential property located in the Melbourne metropolitan area

1&3/6

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1&3/6 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~~		or range between	$730,000	&	$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$862,000	Property type	Other	Suburb	Mooroolbark
Period-from	01 Jun 2021	to	31 May 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
249 MANCHESTER ROAD MOOROOLBARK VIC 3138	$735,000	25-Jan-22
1/4 DAVID DRIVE MOOROOLBARK VIC 3138	$755,000	11-Feb-22
1/185 LINCOLN ROAD MOOROOLBARK VIC 3138	$782,500	16-Feb-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: 06 June 2022

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249 MANCHESTER ROAD MOOROOLBARK VIC 3138

3 2 2

Sold Price **$735,000** Sold Date **25-Jan-22**

Distance **0.93km**



1/4 DAVID DRIVE MOOROOLBARK VIC 3138

3 2 2

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

Distance **0.98km**



1/185 LINCOLN ROAD MOOROOLBARK VIC 3138

3 2 2

Sold Price **$782,500** Sold Date **16-Feb-22**

Distance **1.93km**

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

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