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	13 LARBERT ROAD 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	$740,000	&	$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$828,750	Property type	House	Suburb	Mooroolbark
Period-from	01 Aug 2022	to	31 Jul 2023	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
10 ANGLO COURT MOOROOLBARK VIC 3138	$811,000	02-Aug-23
359 HULL ROAD MOOROOLBARK VIC 3138	$817,000	09-Jun-23
46 LONGFELLOW AVENUE MOOROOLBARK VIC 3138	$804,000	17-Mar-23

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: 08 August 2023

Stockdale & Leggo
We see more than property

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10 ANGLO COURT MOOROOLBARK VIC 3138
3 1 2

Sold Price RS $811,000 Sold Date 02-Aug-23
Distance 0.38km



359 HULL ROAD MOOROOLBARK VIC 3138
3 1 2

Sold Price $817,000 Sold Date 09-Jun-23
Distance 0.86km



46 LONGFELLOW AVENUE MOOROOLBARK VIC 3138
3 1 2

Sold Price $804,000 Sold Date 17-Mar-23
Distance 1.2km

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

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