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	11 WELHAM 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	$750,000	&	$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$855,500	Property type	House	Suburb	Mooroolbark
Period-from	01 May 2021	to	30 Apr 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
14 CROYDONDALE DRIVE MOOROOLBARK VIC 3138	$820,000	13-Jan-22
53 KIPLING AVENUE MOOROOLBARK VIC 3138	$860,000	18-Nov-21
29 RUSSELL AVENUE MOOROOLBARK VIC 3138	$752,500	21-Jan-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: 09 May 2022

VICTORIA

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14 CROYDONDALE DRIVE
MOOROOLBARK VIC 3138
3 1 2

Sold Price **$820,000** Sold Date **13-Jan-22**
Distance **1.07km**

53 KIPLING AVENUE
MOOROOLBARK VIC 3138
2 1 2

Sold Price **$860,000** Sold Date **18-Nov-21**
Distance **0.43km**

29 RUSSELL AVENUE
MOOROOLBARK VIC 3138
3 1 2

Sold Price RS **$752,500** UN Sold Date **21-Jan-22**
Distance **0.54km**

5 LANDARA COURT
MOOROOLBARK VIC 3138
3 1 1

Sold Price **$700,000** Sold Date **27-Jan-22**
Distance **-**



15 DRYDEN CONCOURSE
MOOROOLBARK VIC 3138
3 1 1

Sold Price RS **$800,000** Sold Date **26-Apr-22**
Distance **0.86km**

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

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