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	120 Carronvale Road, Mooroolbark Vic 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $795,000 & $860,000

Median sale price

Median price $876,272 Property Type House Suburb Mooroolbark

Period - From 01/10/2021 to 30/09/2022 Source REIV

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 six 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	84 Taylor Rd MOOROOLBARK 3138	$872,000	24/10/2022
2	14 Old Kent Rd MOOROOLBARK 3138	$862,000	18/11/2022
3	59 Kipling Av MOOROOLBARK 3138	$755,000	09/11/2022

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 six months.~~

This Statement of Information was prepared on: 14/12/2022 15:44

120 Carronvale Road, Mooroolbark Vic 3138



6 2 2

Property Type: House
Land Size: 896 sqm approx

Agent Comments

Indicative Selling Price
$795,000 - $860,000
Median House Price
Year ending September 2022: $876,272

Comparable Properties



84 Taylor Rd MOOROOLBARK 3138 (REI/VG)

5 3 2

Price: $872,000
Method: Private Sale
Date: 24/10/2022
Property Type: House (Res)
Land Size: 1091 sqm approx

Agent Comments



14 Old Kent Rd MOOROOLBARK 3138 (REI)

4 2 2

Price: $862,000
Method: Private Sale
Date: 18/11/2022
Property Type: House
Land Size: 859 sqm approx

Agent Comments



59 Kipling Av MOOROOLBARK 3138 (REI)

4 2 1

Price: $755,000
Method: Private Sale
Date: 09/11/2022
Property Type: House
Land Size: 875 sqm approx

Agent Comments

Account - Hoskins | P: 98747677, 9722 9755

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