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	32 Carronvale Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between $730,000 & $780,000

Median sale price

Median price $821,550 Property Type House Suburb Mooroolbark

Period - From 01/04/2021 to 30/06/2021 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	21 Woodville Rd MOOROOLBARK 3138	$815,000	29/06/2021
2	187 Cambridge Rd MOOROOLBARK 3138	$785,000	15/05/2021
3	176 Cambridge Rd KILSYTH 3137	$706,000	05/05/2021

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: 17/08/2021 14:24

32 Carronvale Road, Mooroolbark Vic 3138



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Property Type: House (Previously Occupied - Detached)
Land Size: 877 sqm approx

Agent Comments

Indicative Selling Price
$730,000 - $780,000
Median House Price
June quarter 2021: $821,550

Comparable Properties



21 Woodville Rd MOOROOLBARK 3138 (REI/VG)

3 2 2

Price: $815,000
Method: Private Sale
Date: 29/06/2021
Property Type: House
Land Size: 966 sqm approx

Agent Comments



187 Cambridge Rd MOOROOLBARK 3138 (REI)

3 2 3

Price: $785,000
Method: Auction Sale
Date: 15/05/2021
Rooms: 6
Property Type: House (Res)
Land Size: 876 sqm approx

Agent Comments



176 Cambridge Rd KILSYTH 3137 (REI/VG)

3 2 3

Price: $706,000
Method: Private Sale
Date: 05/05/2021
Property Type: House
Land Size: 867 sqm approx

Agent Comments

Account - Hoskins | P: 98747677, 9722 9755

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