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	11A KATHY 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	$770,000	&	$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$855,000	Property type	House	Suburb	Mooroolbark
Period-from	01 Jan 2024	to	31 Dec 2024	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
7 DENNIS COURT MOOROOLBARK VIC 3138	$774,000	16-Nov-24
95 TAYLOR ROAD MOOROOLBARK VIC 3138	$790,000	13-Sep-24
12A ANGLO COURT MOOROOLBARK VIC 3138	$800,000	14-Oct-24

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: 13 January 2025

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7 DENNIS COURT MOOROOLBARK VIC 3138

3 2 2

Sold Price RS $774,000 Sold Date 16-Nov-24

Distance 1.7km



95 TAYLOR ROAD MOOROOLBARK VIC 3138

3 2 2

Sold Price $790,000 Sold Date 13-Sep-24

Distance 2.15km



12A ANGLO COURT MOOROOLBARK VIC 3138

3 2 2

Sold Price $800,000 Sold Date 14-Oct-24

Distance 2.3km



63 BLACKBURN ROAD MOOROOLBARK VIC 3138

3 1 1

Sold Price $770,000 Sold Date 19-Aug-24

Distance 2.27km



50A GREENSLOPES DRIVE MOOROOLBARK VIC 3138

3 2 -

Sold Price $800,000 Sold Date 27-Aug-24

Distance 2.07km

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

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