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	4 ELAINE 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	$900,000	&	$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$875,000	Property type	House	Suburb	Mooroolbark
Period-from	01 May 2024	to	30 Apr 2025	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
66 ESTHER CRESCENT MOOROOLBARK VIC 3138	$1,005,000	19-Feb-25
32 SHADOWPLAY ROAD MOOROOLBARK VIC 3138	$935,000	31-Jan-25
64 LYONS ROAD CROYDON NORTH VIC 3136	$968,000	16-Jan-25

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.~~

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66 ESTHER CRESCENT MOOROOLBARK VIC 3138

4 2 2

Sold Price RS $1,005,000 Sold Date 19-Feb-25

Distance 0.47km



32 SHADOWPLAY ROAD MOOROOLBARK VIC 3138

4 2 2

Sold Price $935,000 Sold Date 31-Jan-25

Distance 1.03km



64 LYONS ROAD CROYDON NORTH VIC 3136

4 2 2

Sold Price $968,000 Sold Date 16-Jan-25

Distance 1.66km

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

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