

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

8 CENTRAL AVENUE 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,000

Property type

House

Suburb

Mooroolbark

Period-from

01 May 2022

to

30 Apr 2023

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

11 KATHY COURT MOOROOLBARK VIC 3138	\$694,000	24-Apr-23
21 HOLMES ROAD MOOROOLBARK VIC 3138	\$705,000	15-Mar-23
130 CARRONVALE ROAD MOOROOLBARK VIC 3138	\$730,000	24-Dec-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: 03 May 2023



**11 KATHY COURT MOOROOLBARK
VIC 3138**

 3  1  2

Sold Price

\$694,000

Sold Date

24-Apr-23

Distance

0.57km



**21 HOLMES ROAD MOOROOLBARK
VIC 3138**

 3  1  2

Sold Price

^{RS} **\$705,000**

Sold Date

15-Mar-23

Distance

1.05km



**130 CARRONVALE ROAD
MOOROOLBARK VIC 3138**

 3  1  2

Sold Price

\$730,000

Sold Date

24-Dec-22

Distance

2.57km

RS = Recent sale

UN = Undisclosed Sale

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