

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

61a Kipling Avenue, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$300,000

&

\$330,000

Median sale price

Median price

\$346,000

Property Type

Vacant land

Suburb

Mooroolbark

Period - From

12/03/2019

to

11/03/2020

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	7a Nolan Av MOOROOLBARK 3138	\$312,000	01/02/2020
2	127a Carronvale Rd MOOROOLBARK 3138	\$337,500	06/12/2019
3	68a Dryden Conc MOOROOLBARK 3138	\$315,000	16/10/2019

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:

12/03/2020 16:41



Property Type: Land
Land Size: 328 sqm approx
Agent Comments

Indicative Selling Price
\$300,000 - \$330,000
Median Land Price
12/03/2019 - 11/03/2020: \$346,000

Comparable Properties



7a Nolan Av MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$312,000
Method: Private Sale
Date: 01/02/2020
Property Type: Land (Res)
Land Size: 244 sqm approx

127a Carronvale Rd MOOROOLBARK 3138 (VG)

Agent Comments



Price: \$337,500
Method: Sale
Date: 06/12/2019
Property Type: House (Res)
Land Size: 300 sqm approx

68a Dryden Conc MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$315,000
Method: Private Sale
Date: 16/10/2019
Property Type: Land
Land Size: 437 sqm approx