Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa	le
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Including suburb and	7 Coolabah Street, Mooroolbark Vic 3138
postcode	

Indicative selling price

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

Range between \$695,000 & \$750,000	Range between	\$695,000	&	\$750,000
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Median sale price

Median price	\$832,500	Pro	perty Type	House		Suburb	Mooroolbark
Period - From	01/01/2025	to	31/03/2025		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

Α* 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

Ad	dress of comparable property	Price	Date of sale
1	10 Marlow St MOOROOLBARK 3138	\$731,000	21/06/2025
2	14 Westall Ct MOOROOLBARK 3138	\$710,000	17/06/2025
3	1/15 Ricky Ct MOOROOLBARK 3138	\$701,000	28/05/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/07/2025 13:28





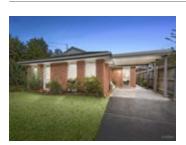
Regina Atkinson 9726 8888 0417 565 624 reginaatkinson@jelliscraig.com.au

> **Indicative Selling Price** \$695,000 - \$750,000 **Median House Price** March quarter 2025: \$832,500



Property Type: House Land Size: 445 sqm approx **Agent Comments**

Comparable Properties



10 Marlow St MOOROOLBARK 3138 (REI)

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Agent Comments

Price: \$731,000 Method: Private Sale Date: 21/06/2025 **Property Type:** House Land Size: 392 sqm approx



14 Westall Ct MOOROOLBARK 3138 (REI)





Agent Comments

Price: \$710,000 Method: Private Sale Date: 17/06/2025 Property Type: House Land Size: 357 sqm approx



1/15 Ricky Ct MOOROOLBARK 3138 (REI)





Agent Comments

Price: \$701,000 Method: Private Sale Date: 28/05/2025 Property Type: Unit Land Size: 350 sqm approx

Account - Jellis Craig | P: 03 9726 8888



