

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

51-59 Whitehorse Road, Moolap Vic 3224

Indicative selling price

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

Range between

\$1,199,000

&

\$1,299,000

Median sale price

Median price

\$1,035,000

Property Type

House

Suburb

Moolap

Period - From

25/01/2023

to

24/01/2024

Source

REIV

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

- A*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	72-74 Whitehorse Rd MOOLAP 3224	\$1,800,000	31/10/2023
2	551-569 Bellarine Hwy MOOLAP 3224	\$1,630,000	17/05/2023
3	81-89 Larkins La MOOLAP 3224	\$880,000	20/08/2022

OR

- ~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

25/01/2024 10:42



4 Bedrooms 2 Bathrooms 4 Car Spaces

Property Type: Rural (All Types)
Land Size: 21043.672 sqm approx
Agent Comments

Indicative Selling Price
 \$1,199,000 - \$1,299,000
Median House Price
 25/01/2023 - 24/01/2024: \$1,035,000

Comparable Properties



72-74 Whitehorse Rd MOOLAP 3224 (REI)

Agent Comments

5 Bedrooms 3 Bathrooms 4 Car Spaces

Price: \$1,800,000
Method: Private Sale
Date: 31/10/2023
Property Type: Rural Residential
Land Size: 17995 sqm approx



551-569 Bellarine Hwy MOOLAP 3224 (REI)

Agent Comments

4 Bedrooms 3 Bathrooms 3 Car Spaces

Price: \$1,630,000
Method: Private Sale
Date: 17/05/2023
Property Type: Rural Residential
Land Size: 19424.93 sqm approx

81-89 Larkins La MOOLAP 3224 (REI)

Agent Comments

6 Bedrooms 4 Bathrooms 5 Car Spaces

Price: \$880,000
Method: Auction Sale
Date: 20/08/2022
Property Type: House (Res)
Land Size: 12500 sqm approx