

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
Including suburb and
postcode

1/204 Hull Road, Mooroolbark

Indicative selling price

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

Range between \$350,000 & \$380,000

Median sale price

(*Delete house or unit as applicable)

Median price \$425,500 *House ☐ *Unit ☒ Suburb Mooroolbark

Period - From 1/1/2017 to 31/3/2017 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
2/57 Mount View Parade, Croydon	\$366,000	5/4/2017
8/237-239 Hull Road, Mooroolbark	\$425,500	24/2/2017
1/6 Central Avenue, Mooroolbark	\$340,000	17/1/2017