

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 Hartwell Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$810,000 Property Type House Suburb Mooroolbark

Period - From 01/04/2023 to 30/06/2023 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	35 Winyard Dr MOOROOLBARK 3138	\$889,000	22/06/2023
2	3 East Ct CROYDON 3136	\$880,000	10/08/2023
3	24 Sweetland Rd MOOROOLBARK 3138	\$860,000	28/07/2023

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:

19/09/2023 18:09

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 3  2  4

Property Type: House
Land Size: 1217 sqm approx
Agent Comments
Neat and tidy home in DD08 zoning

Indicative Selling Price
\$850,000 - \$900,000
Median House Price
June quarter 2023: \$810,000

Comparable Properties



35 Winyard Dr MOOROOLBARK 3138 (REI)

 3  2  2

Price: \$889,000
Method: Sold Before Auction
Date: 22/06/2023
Property Type: House (Res)
Land Size: 877 sqm approx

Agent Comments
Similar zoning smaller land size



3 East Ct CROYDON 3136 (REI)

 4  2  3

Price: \$880,000
Method: Private Sale
Date: 10/08/2023
Property Type: House
Land Size: 1183 sqm approx

Agent Comments
Croydon Postcode. Similar land size but different zoning. 2 dwellings.



24 Sweetland Rd MOOROOLBARK 3138 (REI)

 3  2  2

Price: \$860,000
Method: Private Sale
Date: 28/07/2023
Property Type: House
Land Size: 870 sqm approx

Agent Comments
Similar zoning, smaller land