

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

1/16 NEWMAN ROAD MOOROOLBARK VIC 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$470,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Mooroolbark

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

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 6 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

102/199 HULL ROAD MOOROOLBARK VIC 3138	\$485,000	14-Jun-23
3/10 WICKHAM ROAD CROYDON VIC 3136	\$470,000	07-May-23
8/10-12 RAY STREET CROYDON VIC 3136	\$480,000	12-Jul-23

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 6 months.

This Statement of Information was prepared on: 13 September 2023

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102/199 HULL ROAD

MOOROOLBARK VIC 3138

Sold Price

\$485,000

Sold Date

14-Jun-23

2

1

1

Distance

0.46km

3/10 WICKHAM ROAD CROYDON

VIC 3136

Sold Price

\$470,000

Sold Date

07-May-23

2

1

1

Distance

0.49km

8/10-12 RAY STREET CROYDON

VIC 3136

Sold Price

\$480,000

Sold Date

12-Jul-23

2

1

1

Distance

0.87km

RS = Recent sale
 UN = Undisclosed Sale

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