

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

144 Hayrick Lane, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$830,000 & \$910,000

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	20 Neryl Ct MOOROOLBARK 3138	\$936,000	20/05/2023
2	6 Ashbrook PI MOOROOLBARK 3138	\$930,000	05/08/2023
3	5 Commerford PI CHIRNSIDE PARK 3116	\$925,000	01/03/2023

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:

09/08/2023 15:52



Property Type:
Agent Comments

Indicative Selling Price
\$830,000 - \$910,000
Median House Price
June quarter 2023: \$810,000

Comparable Properties



20 Neryl Ct MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$936,000
Method: Private Sale
Date: 20/05/2023
Property Type: House
Land Size: 660 sqm approx



6 Ashbrook PI MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$930,000
Method: Auction Sale
Date: 05/08/2023
Property Type: House (Res)
Land Size: 1028 sqm approx



5 Commerford PI CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$925,000
Method: Private Sale
Date: 01/03/2023
Property Type: House
Land Size: 703 sqm approx

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