

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

3/6 Hartwell Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$790,000 & \$840,000

Median sale price

Median price \$640,000 Property Type Townhouse Suburb Mooroolbark

Period - From 28/02/2024 to 27/02/2025 Source Property Data

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 | 46 Evans Dr CROYDON 3136 | \$810,000 | 29/11/2024 |
| 2 | 3/60 Durham Rd KILSYTH 3137 | \$830,000 | 31/10/2024 |
| 3 | 4/14 Ricky Ct MOOROOLBARK 3138 | \$825,000 | 09/09/2024 |

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:

28/02/2025 10:47



Property Type:
Agent Comments

Indicative Selling Price
\$790,000 - \$840,000
Median Townhouse Price
28/02/2024 - 27/02/2025: \$640,000

Comparable Properties



46 Evans Dr CROYDON 3136 (REI/VG)

Agent Comments



Price: \$810,000
Method: Private Sale
Date: 29/11/2024
Property Type: House (Res)
Land Size: 304 sqm approx



3/60 Durham Rd KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$830,000
Method: Private Sale
Date: 31/10/2024
Property Type: Unit



4/14 Ricky Ct MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$825,000
Method: Private Sale
Date: 09/09/2024
Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9735 3300