

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

5 Lawson Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$590,000 & \$640,000

Median sale price

Median price \$807,000

Property Type House

Suburb Mooroolbark

Period - From 01/07/2022

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	30 Dryden Conc MOOROOLBARK 3138	\$650,000	27/04/2023
2	1/7 Masefield Av MOOROOLBARK 3138	\$645,000	09/06/2023
3	353 Hull Rd MOOROOLBARK 3138	\$595,000	08/08/2023

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:

21/09/2023 11:52



 3  1  2

Rooms: 4
Property Type: House
Land Size: 337 sqm approx
 Agent Comments

Indicative Selling Price
 \$590,000 - \$640,000
Median House Price
 Year ending June 2023: \$807,000

Comparable Properties



30 Dryden Conc MOOROOLBARK 3138 (VG)

Agent Comments

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Price: \$650,000
Method: Sale
Date: 27/04/2023
Property Type: House (Res)
Land Size: 583 sqm approx



1/7 Masefield Av MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  1  2

Price: \$645,000
Method: Private Sale
Date: 09/06/2023
Property Type: House (Res)
Land Size: 453 sqm approx



353 Hull Rd MOOROOLBARK 3138 (REI)

Agent Comments

 3  1  1

Price: \$595,000
Method: Private Sale
Date: 08/08/2023
Property Type: Unit
Land Size: 364 sqm approx