

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

146 Hayrick Lane, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$680,000 & \$730,000

Median sale price

Median price \$730,000 Property Type House Suburb Mooroolbark

Period - From 01/10/2019 to 30/09/2020 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	1 Trenton PI MOOROOLBARK 3138	\$730,000	24/06/2020
2	21a Black Springs Rd CHIRNSIDE PARK 3116	\$725,000	25/05/2020
3	25 Victoria Rd CHIRNSIDE PARK 3116	\$700,000	08/07/2020

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:

28/10/2020 14:04



Property Type: Land
Land Size: 646 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$730,000
Median House Price
Year ending September 2020: \$730,000

Comparable Properties



1 Trenton PI MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$730,000
Method: Private Sale
Date: 24/06/2020
Property Type: House



21a Black Springs Rd CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$725,000
Method: Private Sale
Date: 25/05/2020
Rooms: 5
Property Type: House

25 Victoria Rd CHIRNSIDE PARK 3116 (VG)

Agent Comments



Price: \$700,000
Method: Sale
Date: 08/07/2020
Property Type: House (Res)
Land Size: 528 sqm approx