

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

173 Hayrick Lane, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$685,000 & \$750,000

Median sale price

Median price \$685,000 Property Type House Suburb Mooroolbark

Period - From 01/07/2018 to 30/06/2019 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	8 Cheriton Dr MOOROOLBARK 3138	\$715,000	06/06/2019
2	13 Wickham Ct CHIRNSIDE PARK 3116	\$695,000	18/05/2019
3	7 Yarraridge Dr CHIRNSIDE PARK 3116	\$690,000	20/08/2019

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:

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Property Type: House (Previously Occupied - Detached)
Land Size: 448 sqm approx
Agent Comments

Indicative Selling Price
\$685,000 - \$750,000
Median House Price
Year ending June 2019: \$685,000

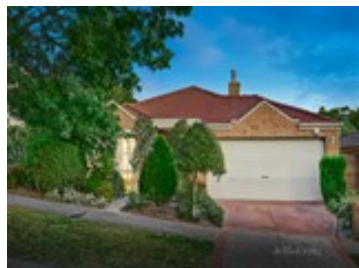
Comparable Properties



8 Cheriton Dr MOOROOLBARK 3138 (REI/VG) Agent Comments



Price: \$715,000
Method: Private Sale
Date: 06/06/2019
Rooms: 6
Property Type: House
Land Size: 865 sqm approx



13 Wickham Ct CHIRNSIDE PARK 3116 (VG) Agent Comments



Price: \$695,000
Method: Sale
Date: 18/05/2019
Property Type: House (Res)
Land Size: 438 sqm approx



7 Yarraridge Dr CHIRNSIDE PARK 3116 (REI) Agent Comments



Price: \$690,000
Method: Private Sale
Date: 20/08/2019
Rooms: 4
Property Type: House (Res)
Land Size: 440 sqm approx