Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

73 Hayrick Lane, Mooroolbark Vic 3138
7

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	Pro	perty 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

7,01		1 1100	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:	17/09/2019 15:56



Date of sale











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)





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)

--3



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)

Price: \$690,000 Method: Private Sale Date: 20/08/2019

Rooms: 4

-- 3

Property Type: House (Res) Land Size: 440 sqm approx

Account - Philip Webb





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

Agent Comments

Agent Comments