

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

4/20 Newman Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$570,000

&

\$610,000

Median sale price

Median price

\$657,500

Property Type

Unit

Suburb

Mooroolbark

Period - From

01/04/2024

to

30/06/2024

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	14 Primary St MOOROOLBARK 3138	\$605,000	17/06/2024
2	2/6 Bridges Av MOOROOLBARK 3138	\$600,000	16/03/2024
3	2/153 Lincoln Rd CROYDON 3136	\$600,000	14/03/2024

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:

12/08/2024 11:40

4/20 Newman Road, Mooroolbark Vic 3138



2 1 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$570,000 - \$610,000
Median Unit Price
June quarter 2024: \$657,500

Comparable Properties



14 Primary St MOOROOLBARK 3138 (REI)

Agent Comments

2 2 1

Price: \$605,000
Method: Sold Before Auction
Date: 17/06/2024
Property Type: Townhouse (Res)



2/6 Bridges Av MOOROOLBARK 3138 (REI/VG)

Agent Comments

2 1 1

Price: \$600,000
Method: Private Sale
Date: 16/03/2024
Property Type: Unit



2/153 Lincoln Rd CROYDON 3136 (REI/VG)

Agent Comments

2 1 1

Price: \$600,000
Method: Private Sale
Date: 14/03/2024
Property Type: Townhouse (Single)
Land Size: 201 sqm approx

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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