

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

4/185 Lincoln Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$750,000 & \$790,000

Median sale price

Median price \$612,000 Property Type Townhouse Suburb Mooroolbark

Period - From 15/09/2020 to 14/09/2021 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	3/185 Lincoln Rd MOOROOLBARK 3138	\$800,000	14/05/2021
2	2/185 Lincoln Rd MOOROOLBARK 3138	\$775,000	29/06/2021
3	83A Hawthory Rd MOOROOLBARK 3138	\$750,000	24/08/2021

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:

15/09/2021 10:41



Property Type:
Agent Comments

Indicative Selling Price
\$750,000 - \$790,000
Median Townhouse Price
15/09/2020 - 14/09/2021: \$612,000

Comparable Properties



3/185 Lincoln Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$800,000
Method: Private Sale
Date: 14/05/2021
Property Type: Townhouse (Single)



2/185 Lincoln Rd MOOROOLBARK 3138 (VG)

Agent Comments



Price: \$775,000
Method: Sale
Date: 29/06/2021
Property Type: Flat/Unit/Apartment (Res)



83A Hawthory Rd MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 24/08/2021
Property Type: House
Land Size: 270 sqm approx

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