

## 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

317A Hull Road, Mooroolbark Vic 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$600,000

&

\$650,000

### Median sale price

Median price

\$680,000

House

X

Unit

Suburb

Mooroolbark

Period - From

01/01/2019

to

31/03/2019

Source

REIV

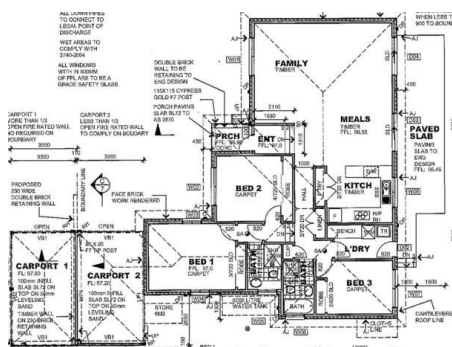
### Comparable property sales (\*Delete A or B below as applicable)

**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	116a Lomond Av KILSYTH 3137	\$725,000	12/04/2019
2	22 Zina Gr MOOROOLBARK 3138	\$640,000	11/01/2019
3	13 Morrison Cr KILSYTH 3137	\$619,000	22/02/2019

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.



**Rooms:**

**Property Type:** Land

**Land Size:** 356 sqm approx

**Agent Comments**

## Comparable Properties



**116a Lomond Av KILSYTH 3137 (REI)**

**Agent Comments**



**Price:** \$725,000

**Method:** Private Sale

**Date:** 12/04/2019

**Rooms:** 5

**Property Type:** House

**Land Size:** 450 sqm approx



**22 Zina Gr MOOROOLBARK 3138 (REI)**

**Agent Comments**



**Price:** \$640,000

**Method:** Private Sale

**Date:** 11/01/2019

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 514 sqm approx



**13 Morrison Cr KILSYTH 3137 (REI/VG)**

**Agent Comments**



**Price:** \$619,000

**Method:** Private Sale

**Date:** 22/02/2019

**Rooms:** 5

**Property Type:** House

**Land Size:** 404 sqm approx