

# 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

132 Hayrick Lane, 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

\$770,000

&

\$820,000

### Median sale price

Median price

\$800,000

Property Type

House

Suburb

Mooroolbark

Period - From

01/10/2022

to

31/12/2022

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 Turella Ct MOOROOLBARK 3138	\$825,000	10/01/2023
2	127 Maroondah Hwy CHIRNSIDE PARK 3116	\$810,000	01/02/2023
3	3 Jenny Ct MOOROOLBARK 3138	\$802,000	02/12/2022

**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:

11/03/2023 12:10



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 890 sqm approx

Agent Comments

## Comparable Properties



**8 Turella Ct MOOROOLBARK 3138 (REI/VG)**

Agent Comments



**Price:** \$825,000

**Method:** Private Sale

**Date:** 10/01/2023

**Property Type:** House

**Land Size:** 917 sqm approx



**127 Maroondah Hwy CHIRNSIDE PARK 3116 (REI)**

Agent Comments



**Price:** \$810,000

**Method:** Private Sale

**Date:** 01/02/2023

**Property Type:** House

**Land Size:** 809 sqm approx



**3 Jenny Ct MOOROOLBARK 3138 (REI/VG)**

Agent Comments



**Price:** \$802,000

**Method:** Private Sale

**Date:** 02/12/2022

**Property Type:** House

**Land Size:** 947 sqm approx