

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

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