

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

7/196 Hull Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$505,000

&

\$535,500

Median sale price

Median price

\$572,625

Property Type

Unit

Suburb

Mooroolbark

Period - From

01/01/2020

to

31/03/2020

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	6 Wisteria CI KILSYTH 3137	\$540,000	20/03/2020
2	5/109 Colchester Rd KILSYTH 3137	\$518,000	13/01/2020
3	33/83a Lincoln Rd CROYDON 3136	\$512,000	24/01/2020

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:

12/05/2020 08:27