

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

25 Lithgow Way Mooroolbark VIC 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$470,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

*House

*Unit

X

Suburb

Mooroolbark

Period-from

01 Jun 2018

to

31 May 2019

Source

Corelogic

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 6 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

2 English Close Mooroolbark VIC 3138	\$482,150	31-Dec-18
1 Prestige Close Mooroolbark VIC 3138	\$500,000	29-Mar-19
10 Lithgow Way Mooroolbark VIC 3138	\$497,500	04-May-19

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 6 months.~~

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2 English Close Mooroolbark VIC 3138

 2  2  2

Sold Price

\$482,150

Sold Date

31-Dec-18

Distance

0.1km



1 Prestige Close Mooroolbark VIC 3138

 2  1  1

Sold Price

\$500,000

Sold Date

29-Mar-19

Distance

0.16km



10 Lithgow Way Mooroolbark VIC 3138

 2  2  2

Sold Price

\$497,500

Sold Date

04-May-19

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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