

Date: 04/05/2019

Statement of Information

Single residential property located in Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
Including suburb and
postcode

5/237-239 Hull Road, Mooroolbark 3138

Indicative selling price

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

Range between

\$430,000

 &

\$450,000

Median sale price

Median price

\$505,000

 House ☐ Unit ☒ Suburb or locality

Mooroolbark

Period - From

01/01/2019

 to

31/03/2019

 Source

REIV

Comparable property sales

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
13/83a Lincoln Road, Croydon 3136	\$447,000	08/02/2019
36/83a Lincoln Road, Croydon 3136	\$432,000	11/02/2019
6/16 Louisa Street, Croydon 3136	\$452,500	13/02/2019