

## 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

12 HIGHLAND CRESCENT MOOROOLBARK VIC 3138

#### Indicative selling price

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

Single Price

or range  
between

\$960,000

&

\$1,050,000

#### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$862,000

Property type

House

Suburb

Mooroolbark

Period-from

01 Jun 2021

to

31 May 2022

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


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.

This Statement of Information was prepared on: 07 June 2022

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&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

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Property type

House

Suburb

Mooroolbark

Period-from

01 Jun 2021

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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

117 HULL ROAD CROYDON VIC 3136	\$980,000	16-Dec-21
20 CENTRAL AVENUE MOOROOLBARK VIC 3138	\$870,000	02-Feb-22
92 HAWTHORY ROAD KILSYTH VIC 3137	\$850,000	25-Jan-22

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.~~

This Statement of Information was prepared on: 07 June 2022

**MANDY LEE**

家誠地產

Alex Xu

P 98989000

M 0425159357

E alex.xu@mandylee.com.au

**117 HULL ROAD CROYDON VIC 3136**

4 1 2

Sold Price

**\$980,000**Sold Date **16-Dec-21**Distance **0.71km****20 CENTRAL AVENUE  
MOOROOLBARK VIC 3138**

3 2 2

Sold Price

**\$870,000**Sold Date **02-Feb-22**Distance **0.53km****92 HAWTHORY ROAD KILSYTH VIC 3137**

3 1 1

Sold Price

**\$850,000**Sold Date **25-Jan-22**Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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