

Date: April 12, 2018
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

1/315 Hull Road, 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

\$485,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$605,000

*House

*Unit

X

Suburb

Mooroolbark

Period - From

01/10/2017

to

31/12/2017

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) 4/6 Wickham Rd CROYDON VIC 3136	\$505,000	22/02/2018
2) 3/11 Wordsworth St MOOROOLBARK VIC 3138	\$521,500	21/12/2017
3) 6/212 Hull Rd MOOROOLBARK VIC 3138	\$521,500	27/02/2018

~~**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.~~