

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 2/434 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 \$625,000

Median sale price

Median price \$663,000

Property type Unit

Suburb Mooroolbark

Period - From 01/07/2023

to

30/09/2023

Source REIV

Comparable property sales

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
4/237-239 Hull Road, Mooroolbark Vic 3138	\$570,000	21/11/2023
5/8-9 Hyde Park Walk, Mooroolbark Vic 3138	\$595,000	28/09/2023
37 Balcombe Avenue, Mooroolbark Vic 3138	\$623,000	22/06/2023

This Statement of Information was prepared on: 05/01/2024