Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/185 Lincoln Road, Mooroolbark Vic 3138

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betweer	\$680,000		&		\$720,000			
Median sale p	rice							
Median price	\$745,000	Pro	operty Type	Hou	se		Suburb	Mooroolbark
Period - From	01/01/2021	to	31/03/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	2A Glen Dhu Rd KILSYTH 3137	\$717,000	23/03/2021
2	24 Evans Dr CROYDON 3136	\$702,500	12/03/2021
3	25 Hubble Rd CROYDON 3136	\$700,000	27/04/2021

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 six months.

This Statement of Information was prepared on:

06/05/2021 12:28









Property Type: Agent Comments

Indicative Selling Price \$680,000 - \$720,000 Median House Price March quarter 2021: \$745,000

Comparable Properties

2A Glen Dhu Rd KILSYTH 3137 (VG) ' ⊷ **-** 3

Agent Comments

Agent Comments

Price: \$717,000 Method: Sale Date: 23/03/2021 Property Type: House (Res)



24 Evans Dr CROYDON 3136 (REI/VG)



Price: \$702,500 Method: Private Sale Date: 12/03/2021 Property Type: Townhouse (Res) Land Size: 250 sqm approx



25 Hubble Rd CROYDON 3136 (REI)



Agent Comments

Price: \$700,000 Method: Private Sale Date: 27/04/2021 Property Type: Townhouse (Single) Land Size: 211 sqm approx

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.