

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

3/185 Lincoln Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$680,000

&

\$720,000

Median sale price

Median price \$745,000

Property Type House

Suburb Mooroolbark

Period - From 01/01/2021

to 31/03/2021

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	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)

Agent Comments



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



24 Evans Dr CROYDON 3136 (REI/VG)

Agent Comments



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