

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

2/199 Hull Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$420,000 & \$460,000

Median sale price

Median price \$625,000 Property Type Unit Suburb Mooroolbark

Period - From 01/10/2022 to 30/09/2023 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	7/199 Hull Rd MOOROOLBARK 3138	\$485,000	14/06/2023
2	5/32 Liverpool Rd KILSYTH 3137	\$434,000	22/04/2023
3	1/6 Wickham Rd CROYDON 3136	\$430,000	14/06/2023

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:

20/10/2023 12:24

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Indicative Selling Price

\$420,000 - \$460,000

Median Unit Price

Year ending September 2023: \$625,000



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



7/199 Hull Rd MOOROOLBARK 3138 (REI)

 2  1  1

Agent Comments

Unit above in same complex

Price: \$485,000

Method: Private Sale

Date: 14/06/2023

Property Type: Apartment



5/32 Liverpool Rd KILSYTH 3137 (REI)

 2  1  1

Agent Comments

Price: \$434,000

Method: Private Sale

Date: 22/04/2023

Property Type: Unit



1/6 Wickham Rd CROYDON 3136 (REI/VG)

 2  1  1

Agent Comments

Price: \$430,000

Method: Private Sale

Date: 14/06/2023

Property Type: Unit

Land Size: 133 sqm approx

Account - Barry Plant | P: 03 9735 3300