

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

20 Hilledge Lane, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$675,000

Property Type House

Suburb Mooroolbark

Period - From 01/07/2019

to 30/09/2019

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	59 Huntingdale Dr CHIRNSIDE PARK 3116	\$1,100,000	06/12/2019
2	2 Eyton Cl CHIRNSIDE PARK 3116	\$1,025,000	17/10/2019
3	16 The Briars MOOROOLBARK 3138	\$955,000	08/09/2019

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:

16/01/2020 09:22



Property Type: Land

Land Size: 939 sqm approx

Agent Comments

Comparable Properties



59 Huntingdale Dr CHIRNSIDE PARK 3116 (REI)

Agent Comments



Price: \$1,100,000

Method: Private Sale

Date: 06/12/2019

Rooms: 7

Property Type: House

Land Size: 1040 sqm approx



2 Eyton CI CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$1,025,000

Method: Private Sale

Date: 17/10/2019

Rooms: 6

Property Type: House (Res)

Land Size: 1187 sqm approx



16 The Briars MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$955,000

Method: Private Sale

Date: 08/09/2019

Rooms: 11

Property Type: House

Land Size: 601 sqm approx