

## 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

228 Hull Road, Mooroolbark Vic 3138

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$650,000

&

\$700,000

#### Median sale price

Median price

\$715,000

House

X

Unit

Suburb

Mooroolbark

Period - From

01/04/2018

to

31/03/2019

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	6 Avalon St MOOROOLBARK 3138	\$695,000	23/01/2019
2	7 Masfield Av MOOROOLBARK 3138	\$651,000	16/01/2019
3	44 Croydondale Dr MOOROOLBARK 3138	\$650,000	20/11/2018

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.

**Rooms:****Property Type:** House (Previously Occupied - Detached)**Land Size:** 1002 sqm approx

Agent Comments

**Indicative Selling Price**

\$650,000 - \$700,000

**Median House Price**

Year ending March 2019: \$715,000

## Comparable Properties

**6 Avalon St MOOROOLBARK 3138 (REI/VG)**

Agent Comments

**Price:** \$695,000**Method:** Private Sale**Date:** 23/01/2019**Rooms:** 7**Property Type:** House**Land Size:** 1118 sqm approx**7 Masfield Av MOOROOLBARK 3138 (REI/VG)**

Agent Comments

**Price:** \$651,000**Method:** Private Sale**Date:** 16/01/2019**Rooms:** 8**Property Type:** House (Res)**Land Size:** 964 sqm approx**44 Croydondale Dr MOOROOLBARK 3138 (REI/VG)**

Agent Comments

**Price:** \$650,000**Method:** Private Sale**Date:** 20/11/2018**Rooms:** -**Property Type:** House**Land Size:** 1040 sqm approx