

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	228 Hull Road, Mooroolbark Vic 3138
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$650,000	&	\$700,000

Median sale price

Median price	\$715,000	Hou	ise 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.

Add	dress of comparable property	Price	Date of sale
1	6 Avalon St MOOROOLBARK 3138	\$695,000	23/01/2019
2	7 Masefield Av MOOROOLBARK 3138	\$651,000	16/01/2019
3	44 Croydondale Dr MOOROOLBARK 3138	\$650,000	20/11/2018

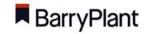
OR

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.





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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)

--4





Price: \$695,000 Method: Private Sale Date: 23/01/2019 Rooms: 7

Property Type: House Land Size: 1118 sqm approx Agent Comments



7 Masefield Av MOOROOLBARK 3138 (REI/VG) Agent Comments





Price: \$651.000 Method: Private Sale Date: 16/01/2019

Rooms: 8

-3

Property Type: House (Res) Land Size: 964 sqm approx



44 Croydondale Dr MOOROOLBARK 3138

(REI/VG)

=3





Price: \$650,000 Method: Private Sale Date: 20/11/2018

Rooms: -

Property Type: House Land Size: 1040 sqm approx **Agent Comments**

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





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