

RT Edgar

STATEMENT OF INFORMATION

4 October 2017

Property offered for sale

2 / 450 Hull Road, Mooroolbark VIC 3138

Indicative selling price

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

Range
between \$595,000 & \$650,000

Median sale price

Median price \$516,000 House Unit x Suburb Mooroolbark VIC 3138

Period - From 01/09/2016 to 25/09/2017 Source Real Estate.com.au

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Yarra Valley estate agent and Simon Gunther consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 22a Andrew St MOOROOLBARK 3138 VIC	\$586,000	04/04/2017
2 23a Dunoon St MOOROOLBARK 3138 VIC	\$648,000	11/04/2017
3 2/130 Manchester Rd MOOROOLBARK 3138 VIC	\$691,000	06/09/2017