

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	442 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	\$520,000	&	\$570,000

Median sale price

Median price	\$705,000	Hou	se X	Unit		Suburb	Mooroolbark
Period - From	01/04/2017	to	30/06/2017		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	36 Kipling Av MOOROOLBARK 3138	\$565,711	28/03/2017
2	40 Churchill Dr MOOROOLBARK 3138	\$560,000	24/05/2017
3	1/1 Mark St MOOROOLBARK 3138	\$550,000	20/06/2017

OR

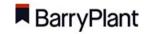
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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





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Rooms:

Property Type: House Land Size: 392 sqm approx

Agent Comments

Indicative Selling Price \$520,000 - \$570,000 **Median House Price** June quarter 2017: \$705,000

Comparable Properties



36 Kipling Av MOOROOLBARK 3138 (REI/VG)

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Agent Comments

Price: \$565,711 Method: Private Sale Date: 28/03/2017

Rooms: 4

Property Type: House (Res) Land Size: 440 sqm approx



40 Churchill Dr MOOROOLBARK 3138 (REI)

1 3





Agent Comments

Price: \$560,000 Method: Private Sale Date: 24/05/2017

Rooms: 4

Property Type: House (Res) Land Size: 450 sqm approx



1/1 Mark St MOOROOLBARK 3138 (REI)





Price: \$550,000 Method: Private Sale Date: 20/06/2017

Rooms: -

Property Type: House (Res)

Agent Comments

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