

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

442 Hull Road, Mooroolbark Vic 3138

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 House ☒ 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.~~



 3  1  1

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) Agent Comments

 3  2  1

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) Agent Comments

 3  2  1

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) Agent Comments

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Price: \$550,000
Method: Private Sale
Date: 20/06/2017
Rooms: -
Property Type: House (Res)