

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

18 Russell Avenue, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$570,000

&

\$620,000

Median sale price

Median price

\$615,000

Property Type

Unit

Suburb

Mooroolbark

Period - From

01/10/2022

to

31/12/2022

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	1/27 Shakespeare Av MOOROOLBARK 3138	\$605,000	27/10/2022
2	424 Hull Rd MOOROOLBARK 3138	\$650,000	23/10/2022
3			

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.

This Statement of Information was prepared on:

25/01/2023 15:29



 3  1  1

Property Type: House (Res)

Land Size: 306 sqm approx

Agent Comments

Indicative Selling Price

\$570,000 - \$620,000

Median Unit Price

December quarter 2022: \$615,000

Comparable Properties



1/27 Shakespeare Av MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  1  1

Price: \$605,000

Method: Private Sale

Date: 27/10/2022

Property Type: House



424 Hull Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  1  2

Price: \$650,000

Method: Private Sale

Date: 23/10/2022

Property Type: House

Land Size: 400 sqm approx

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.