



# STATEMENT OF INFORMATION

373 HULL ROAD, MOOROOLBARK, VIC 3138

PREPARED BY NICOLE ROWE, IAN REID VENDOR ADVOCATES

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**373 HULL ROAD, MOOROOLBARK, VIC**

3 2 2

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$600,000 to \$660,000**

Provided by: Nicole Rowe, Ian Reid Vendor Advocates

## MEDIAN SALE PRICE



**MOOROOLBARK, VIC, 3138**

**Suburb Median Sale Price (House)**

**\$695,000**

01 January 2017 to 30 June 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**26 BELLARA DR, MOOROOLBARK, VIC 3138**

2 1 1

**Sale Price**

**\$649,000**

Sale Date: 02/05/2017

Distance from Property: 1.7km



**9 DEVON WALK, MOOROOLBARK, VIC 3138**

3 2 3

**Sale Price**

**\*\$620,000**

Sale Date: 07/07/2017

Distance from Property: 720m



**30 LONGFELLOW AVE, MOOROOLBARK, VIC**

3 1 -

**Sale Price**

**\*\$650,000**

Sale Date: 04/07/2017

Distance from Property: 1.3km



This report has been compiled on 14/08/2017 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

373 HULL ROAD, MOOROOLBARK, VIC 3138

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$600,000 to \$660,000

Median sale price

Median price

\$695,000

House

X

Unit


Suburb

MOOROOLBARK

Period

01 January 2017 to 30 June 2017

Source



Comparable property sales

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
26 BELLARA DR, MOOROOLBARK, VIC 3138	\$649,000	02/05/2017
9 DEVON WALK, MOOROOLBARK, VIC 3138	*\$620,000	07/07/2017
30 LONGFELLOW AVE, MOOROOLBARK, VIC 3138	*\$650,000	04/07/2017