

# 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







**Indicative Selling Price** 

For the meaning of this price see 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







Sale Price

\$649,000

Sale Date: 02/05/2017

Distance from Property: 1.7km





9 DEVON WALK, MOOROOLBARK, VIC 3138









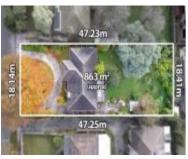
Sale Price

\*\$620,000

Sale Date: 07/07/2017

Distance from Property: 720m





30 LONGFELLOW AVE, MOOROOLBARK, VIC









**Sale Price** 

\*\$650,000

Sale Date: 04/07/2017

Distance from Property: 1.3km



# 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

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

# Median sale price

Median price	\$695,000	House	Unit	Suburb	MOOROOLBARK
Period	01 January 2017 to 30 June 2017		Source		ricefinder

## 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

