

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

2 Yuruga Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$650,000

&

\$710,000

Median sale price

Median price \$800,000

Property Type House

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	367 Hull Rd MOOROOLBARK 3138	\$715,000	30/08/2022
2	10 Bridges Av MOOROOLBARK 3138	\$712,000	17/08/2022
3	21 Wandana Cr MOOROOLBARK 3138	\$705,000	03/09/2022

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:

13/01/2023 16:36



 3  1  0

Property Type: House
Land Size: 924 sqm approx
Agent Comments

Indicative Selling Price
 \$650,000 - \$710,000
Median House Price
 December quarter 2022: \$800,000

Comparable Properties



367 Hull Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  1  2

Price: \$715,000
Method: Private Sale
Date: 30/08/2022
Property Type: House
Land Size: 863 sqm approx



10 Bridges Av MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  1  -

Price: \$712,000
Method: Private Sale
Date: 17/08/2022
Property Type: House (Res)
Land Size: 882 sqm approx



21 Wandana Cr MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  1  2

Price: \$705,000
Method: Private Sale
Date: 03/09/2022
Property Type: House
Land Size: 883 sqm approx

Account - Barry Plant | P: 03 9842 8888