

# 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 Lithgow Way, Mooroolbark Vic 3138

### Indicative selling price

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

Range between \$590,000 & \$640,000

### Median sale price

Median price \$663,000 Property type *Unit* Suburb Mooroolbark

Period - From 01/01/2024 to 31/03/2024 Source REIV

### Comparable property sales

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
1/16a Russell Avenue, Mooroolbark Vic 3138	\$652,000	20/02/2024
4/250 Hull Road, Mooroolbark Vic 3138	\$590,000	02/02/2024
3 Steel Close, Kilsyth Vic 3137	\$645,000	16/11/2023

This Statement of Information was prepared on: 29/04/2024