

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

2/6 Hartwell Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$790,000 & \$850,000

Median sale price

Median price \$623,000 Property Type Unit Suburb Mooroolbark

Period - From 01/01/2023 to 31/12/2023 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	3/155 Lincoln Rd CROYDON 3136	\$842,000	08/12/2023
2	3 Bellara Dr MOOROOLBARK 3138	\$825,000	20/03/2024
3	5 Pope Ct MOOROOLBARK 3138	\$800,000	02/11/2023

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:

08/04/2024 12:17



Property Type:

Agent Comments

Indicative Selling Price

\$790,000 - \$850,000

Median Unit Price

Year ending December 2023: \$623,000

Comparable Properties



3/155 Lincoln Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$842,000

Method: Sold Before Auction

Date: 08/12/2023

Property Type: Townhouse (Res)

Land Size: 220 sqm approx



3 Bellara Dr MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$825,000

Method: Private Sale

Date: 20/03/2024

Property Type: House

Land Size: 323 sqm approx



5 Pope Ct MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$800,000

Method: Private Sale

Date: 02/11/2023

Property Type: House

Land Size: 335 sqm approx

Account - Woodards | P: 0390563899