

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

4/250 HULL ROAD MOOROOLBARK VIC 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$631,250

Property type

Unit

Suburb

Mooroolbark

Period-from

01 Dec 2022

to

30 Nov 2023

Source

Corelogic

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 6 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

8 WILDFLOWER PLACE KILSYTH VIC 3137	\$595,000	15-Aug-23
3 PLATINUM WAY KILSYTH VIC 3137	\$600,000	30-Oct-23

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 6 months.

This Statement of Information was prepared on: 20 December 2023



**8 WILDFLOWER PLACE KILSYTH
VIC 3137**

 2  1  1

Sold Price

^{RS}

\$595,000

Sold Date

15-Aug-23

Distance

1.54km



**3 PLATINUM WAY KILSYTH VIC
3137**

 2  1  1

Sold Price

^{RS}

\$600,000

Sold Date

30-Oct-23

Distance

1.59km

RS = Recent sale

UN = Undisclosed Sale

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