

# 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

438a Hull Road, 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 \$750,000 & \$825,000

### 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	49a Longfellow Av MOOROOLBARK 3138	\$850,000	08/11/2023
2	125a Pembroke Rd MOOROOLBARK 3138	\$807,500	13/10/2023
3	93a Taylor Rd MOOROOLBARK 3138	\$795,000	20/11/2023

**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:

04/04/2024 18:51



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**Property Type:** House  
**Land Size:** 251 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$750,000 - \$825,000  
**Median Unit Price**  
 Year ending December 2023: \$623,000

## Comparable Properties



**49a Longfellow Av MOOROOLBARK 3138 (REI/VG)**

Agent Comments

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**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 08/11/2023  
**Property Type:** House  
**Land Size:** 496 sqm approx



**125a Pembroke Rd MOOROOLBARK 3138 (REI/VG)**

Agent Comments

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**Price:** \$807,500  
**Method:** Private Sale  
**Date:** 13/10/2023  
**Property Type:** House  
**Land Size:** 304 sqm approx



**93a Taylor Rd MOOROOLBARK 3138 (REI/VG)**

Agent Comments

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**Price:** \$795,000  
**Method:** Private Sale  
**Date:** 20/11/2023  
**Property Type:** House  
**Land Size:** 527 sqm approx

Account - Woodards | P: 0390563899