## 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	13 Lawson Road, Mooroolbark Vic 3138
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$890,000	&	\$960,000
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#### Median sale price

Median price	\$855,000	Pro	perty Type	House		Suburb	Mooroolbark
Period - From	01/07/2024	to	30/09/2024		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

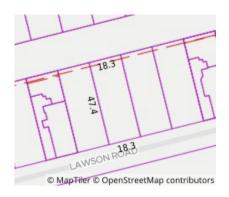
Add	dress of comparable property	Price	Date of sale
1	51 Zina Gr MOOROOLBARK 3138	\$940,000	26/12/2024
2	30 Sheldon Av MOOROOLBARK 3138	\$900,000	29/11/2024
3	20 Regina St KILSYTH 3137	\$962,000	12/09/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/01/2025 15:33











Property Type: House (Previously

Occupied - Detached) Land Size: 864 sqm approx

**Agent Comments** 

Indicative Selling Price \$890,000 - \$960,000 Median House Price September quarter 2024: \$855,000

## Comparable Properties



51 Zina Gr MOOROOLBARK 3138 (REI)







Agent Comments

Price: \$940,000 Method: Private Sale Date: 26/12/2024 Property Type: House Land Size: 875 sqm approx



30 Sheldon Av MOOROOLBARK 3138 (REI)







Agent Comments

Price: \$900,000 Method: Private Sale Date: 29/11/2024 Property Type: House Land Size: 864 sqm approx



20 Regina St KILSYTH 3137 (REI/VG)

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**Agent Comments** 

Price: \$962,000 Method: Private Sale Date: 12/09/2024 Property Type: House Land Size: 867 sqm approx

Account - LJ Hooker Mooroolbark | P: 03 9726 7711 | F: 03 9726 8080



