Statement of Information
Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

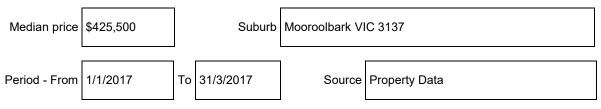|	
Address Including suburb and postcode	1-14/67-69 Manchester Road Mooroolbark VIC 3137

Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
3 Bedroom Townhouse	$* ------------	Or range between	$*570,000	&	$610,000
2 Bedroom Townhouse	$* ------------	Or range between	$*495,000	&	$525,000
	$* ------------	Or range between	$*	&	$
	$*	Or range between	$*	&	$
	$*	Or range between	$*	&	$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	$425,500	Suburb	Mooroolbark VIC 3137

Period - From	1/1/2017	To	31/3/2017	Source	Property Data

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Comparable property sales (*Delete A or B below as applicable)

A*   These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class
E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
3 Bedroom	1 - 2/25 Blackburn Rd MOOROOLBARK 3138 VIC	$615,000	28/12/2016
	2 - 22a Andrew St MOOROOLBARK 3138 VIC	$586,000	04/04/2017
	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		

Unit type or class
E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
2 Bedroom	1 - 3/12 Andrew St MOOROOLBARK 3138	$510,500	22/04/2017
	2 - 228a Manchester Rd MOOROOLBARK 3138	$510,000	06/02/2017
	3 - 54a Blackburn Rd MOOROOLBARK 3138	$500,000	29/12/2016

Unit type or class
E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
	1	$	
	2	$	
	3	$	

Unit type or class
E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
	1	$	
	2	$	
	3	$	

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	1	$	
	2	$	
	3	$	