

Statement of Information

Single residential property located in the Melbourne metropolitan area

 Sections 47AF of the *Estate Agents Act 1980*


Property offered for sale

Address
 Including suburb and postcode

Indicative selling price

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

 Single price

Median sale price

 Median price

 *House

 Suburb

 Period - From to

 Source

Comparable property sales

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
39 Diane Crescent, Mooroolbark	\$935,000	12/8/17
22 Wyuna Walk, Mooroolbark	\$950,000	24/7/17
42 Central Avenue, Mooroolbark	\$875,000	17/5/17