

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 2-4/78 Croydondale Drive, Mooroolbark

Indicative selling price

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

Unit type or class	Lower price	&	Higher price
Unit 2: 2 bedroom, 2 bathroom, single garage, 94m2	\$550,000	&	\$605,000
Unit 3: 3 bedroom, 2 bathroom, double garage, 142m2	\$620,000	&	\$682,000
Unit 4: 3 bedroom, 2 bathroom, double garage, 167m2	\$620,000	&	\$682,000

Suburb unit median sale price

Median price \$521,000

Suburb Mooroolbark 3138

Period - From August 2017

To December 2017

Source CoreLogic RP Data

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

Address of comparable unit

Price

Date of sale

Unit 2: 2 bedroom, 2 bathroom, single garage, 94m2	1. 4 Kindred Close, Mooroolbark 3138	\$580,000	27/08/2017
	2. 1/28 Winyard Drive, Mooroolbark 3138	\$605,000	15/11/2017
	3. 6/24 Pascoe Avenue, Croydon 3136	\$610,000	15/10/2017

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

Unit 3: 3 bedroom, 2 bathroom, double garage, 142m2	1. 4/7 Newman Road, Croydon 3136	\$640,000	05/09/2017
	2. 15A Nolan Avenue, Mooroolbark 3138	\$685,000	20/10/2017
	3. 55a Dryden Concourse, Mooroolbark 3138	\$685,000	14/07/2017

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

Unit 4: 3 bedroom, 2 bathroom, double garage, 167m2	1. 4/7 Newman Road, Croydon 3136	\$640,000	05/09/2017
	2. 15A Nolan Avenue, Mooroolbark 3138	\$685,000	20/10/2017
	3. 55a Dryden Concourse, Mooroolbark 3138	\$685,000	14/07/2017