Date: 26-2-18

Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980



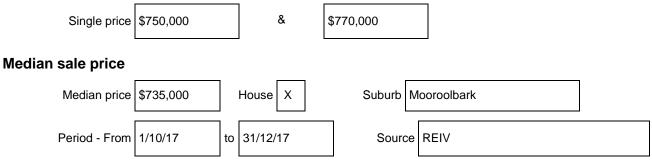
Property offered for sale

Address Including suburb and postcode

7 Melody Court, Mooroolbark 3138

Indicative selling price

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



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
23 McDermott Avenue, Mooroolbark	\$769,500	23/10/17
3 Kylie Close, Mooroolbark	\$770,000	14/2/18
11 Western Way, Mooroolbark	\$760,000	26/8/17

