

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

40 Dryden Concourse, Mooroolbark

Indicative selling price

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

Single price \$ or range between \$680,000 & \$720,000

Median sale price

(*Delete house or unit as applicable)

Median price \$720,000 *House *Unit Suburb Mooroolbark

Period - From 01/09/2017 to 30/09/2017 Source Property Data

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	Price	Date of sale
50 Croydondale Drive, Mooroolbark	\$681,000	20/09/2017
19 Dryden Concourse, Mooroolbark	\$710,000	18/10/2017
20 Sheldon Avenue, Mooroolbark	\$725,000	20/07/2017