

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	\$*560,000	&	\$610,000
2 Bedroom Townhouse	\$* -----	Or range between	\$*480,000	&	\$500,000
	\$* -----	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 \$511,000

Suburb Mooroolbark VIC 3137

Period - From 1/7/2017 To 30/7/2017

Source realestate.com

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
3 Bedroom	11a Monomeith Street, Mooroolbark	\$615,000	28/12/2016
	22a Andrew St MOOROOLBARK 3138 VIC	\$586,000	04/04/2017
	15 Reay Rd Mooroolbark	\$610,000	31/03/2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bedroom	17 Lithgow Way, Mooroolbark	\$481,000	11/07/2017
	1 DeMartini Cl, Mooroolbark	\$487,500	14/06/2017
	3/46 Winyard Dve, Mooroolbark	\$520,000	06/06/17