

Statement of Information

Single residential property located in the Melbourne metropolitan area**Section 47AF of the Estate Agents Act 1980****Property offered for sale**

Address
Including suburb and
postcode

2/6 Swinburne Avenue, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$420,000

&

\$460,000

Median sale price

Median price \$535,000

House

Unit

X

Suburb

Mooroolbark

Period - From 01/04/2019

to

30/06/2019

Source REIV

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
1	5/237-239 Hull Rd MOOROOLBARK 3138	\$436,700	25/06/2019
2	10/17-23 Ervin Rd KILSYTH 3137	\$434,000	28/05/2019
3	8/8-10 Wyuna Wlk MOOROOLBARK 3138	\$433,600	21/06/2019

OR

- B*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~