

Date: 31/12/2018

Statement of Information

Single residential property located in Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
Including suburb and
postcode

10 Sheldon Avenue, Mooroolbark 3138

Indicative selling price

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

Range between

\$480,000

&

\$520,000

Median sale price

Median price

\$607,900

House

Unit

X

Suburb
or locality

Mooroolbark

Period - From

01/06/2018

to

30/09/2018

Source

REIV

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
64 Birkenhead Drive, Kilsyth 3137	\$548,000	21/12/2018
5/30 Liverpool Road, Kilsyth 3137	\$520,000	18/12/2018
3/4 Montgomery Court, Kilsyth 3137	\$500,000	21/11/2018