

## 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

11 Keats Road, Mooroolbark Vic 3138

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$715,000

#### Median sale price

Median price \$697,000

House X

Suburb Mooroolbark

Period - From 01/01/2017 to 31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
3 Keats Rd MOOROOLBARK 3138	\$680,000	05/05/2017
25 Felix Gr MOOROOLBARK 3138	\$655,000	04/05/2017
34 Daymar Dr MOOROOLBARK 3138	\$654,700	05/03/2017