

Date: 26/04/2019

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

5 Chapman Court, Mooroolbark 3138

Indicative selling price

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

Range between

\$1,300,000 - \$1,400,000

Median sale price

Median price	<table border="1"><tr><td>\$706,000</td></tr></table>	\$706,000	House	<table border="1"><tr><td>X</td></tr></table>	X	Unit	<table border="1"><tr><td></td></tr></table>		Suburb or locality	<table border="1"><tr><td>Mooroolbark</td></tr></table>	Mooroolbark
\$706,000											
X											
Mooroolbark											
Period - From	<table border="1"><tr><td>01/10/2018</td></tr></table>	01/10/2018	to	<table border="1"><tr><td>31/12/2018</td></tr></table>	31/12/2018	Source	<table border="1"><tr><td>REIV</td></tr></table>			REIV	
01/10/2018											
31/12/2018											
REIV											

Comparable property sales

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.