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	33 Swinburne Avenue, Mooroolbark Vic 3138

Indicative selling price

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

Range between	$680,000	&	$720,000

Median sale price

Median price		Property type	*House*	Suburb	Mooroolbark
Period - From	01/10/2020	to	31/12/2020	Source	REIV

Comparable property sales

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 Corrong Crescent, Mooroolbark Vic 3138	$720,000	15/01/2021
55 Croydondale Drive, Mooroolbark Vic 3138	$707,000	14/12/2020
282 Cambridge Road, Kilsyth Vic 3137	$675,000	14/12/2020

This Statement of Information was prepared on: 05-03-2021