

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address 6 Esther Crescent, Mooroolbark 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable) Single price

or range between \$800,000 & \$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$673,500 \*House ☒ \*Unit ☐ Suburb or locality Mooroolbark

Period - From June 2017 to October 2017

Source CoreLogic RP Data

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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. 23 Bambra Street, Croydon    | \$840,000 | 23 <sup>rd</sup> May 2017    |
| 2. 61 Diane Crescent, Croydon   | \$851,000 | 22 <sup>nd</sup> Sept. 2017  |
| 3. 48 Lee-Ann Crescent, Croydon | \$830,000 | 29 <sup>th</sup> August 2017 |

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.