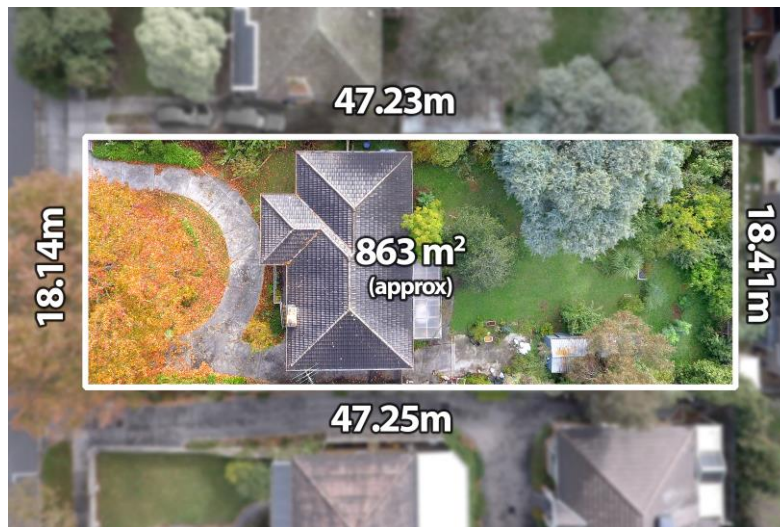


## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*


## Property offered for sale

Address  
Including suburb and  
postcode

30 Longfellow Avenue, Mooroolbark

## Indicative selling price

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

Range \$640,000 to \$680,000

## Median sale price

Median price \$697,000 \*House ☒ \*Unit ☐ Suburb Mooroolbark

Period - From 1/1/2017 to 31/3/2017 Source REIV

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

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
32 Balcombe Avenue, Mooroolbark	\$680,000	29/4/2017
26 Monomeith Street, Mooroolbark	\$695,000	28/4/2017
26 Coolabah Street, Mooroolbark	\$730,000	24/3/2017