

# 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

4 Longfellow Avenue, Mooroolbark Vic 3138

### Indicative selling price

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

Range between \$660,000 & \$710,000

### Median sale price

Median price \$660,000

Property Type Unit

Suburb Mooroolbark

Period - From 23/10/2023

to 22/10/2024

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
1	8 Treetop Dr KILSYTH 3137	\$716,500	18/10/2024
2	6 Masefield Av MOOROOLBARK 3138	\$653,000	28/09/2024
3	27 Elms Rd MOOROOLBARK 3138	\$672,000	03/09/2024

OR

~~**B\*** 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.~~

This Statement of Information was prepared on:

23/10/2024 09:43