

Date: 09/04/2019

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

13 Erskine Ridge, Mooroolbark 3138

Indicative selling price

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

Range between \$510,000

&

\$549,500

Median sale price

Median price \$706,000

House

X

Unit

Suburb
or locality

Mooroolbark

Period - From 01/10/2018

to 31/12/2018

Source REIV

Comparable property sales

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
28 Carole Avenue, Chirnside Park 3116	\$540,888	20/02/2019
54 Parkvalley Drive, Chirnside Park 3116	\$532,300	22/03/2019
36a Winyard Drive, Mooroolbark 3136	\$550,000	06/02/2018