

Date: 11-7-18

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

92 Larbert Road, Mooroolbark

Indicative selling price

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

Range between: \$845,000 & \$875,000

Median sale price

Median price

\$732,000

House

X

Unit

Suburb
or locality

Mooroolbark

Period - From

01/01/2018

to

31/03/2018

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
2 Drysdale Place, Mooroolbark	\$888,000	16/3/18
13 Pacific Drive, Mooroolbark	\$850,000	27/1/18
45 Pacific Drive, Mooroolbark	\$860,000	23/1/18