



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 3 Defelice Place, MOOROOLBARK 3138

### Indicative selling price

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

**Range \$895,000 - \$984,000**

### Median sale price

Median **House** for **MOOROOLBARK** for period **Mar 2017 - Mar 2018**  
Sourced from **realestate.com**.

**\$820,000**

### 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 the most comparable to the property for sale.

**1 Waratah Court,**  
Lilydale 3140

**Price \$912,000** Sold 13  
December 2017

**14 Tudor Drive,**  
Mooroolbark 3138

**Price \$978,000** Sold 15  
November 2017

**34 Valley Park,**  
Mooroolbark 3138

**Price \$969,500** Sold 12  
September 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from realestate.com.

House



4 beds



2 baths



2 parking

### Stockdale & Leggo Lilydale

281 Main Street,  
Lilydale VIC 3140

### Contact agents



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**Stockdale  
& Leggo**