

## 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 20 Avalon Street, Mooroolbark VIC 3138

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$639,950 or range between \$ & \$

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$730,000 \*House x \*Unit Suburb Croydon  
Period - From 01-Jan-18 to 31-Dec-18 Source CoreLogic

#### Comparable property sales)

**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. 44 Croydondale Drive, Mooroolbark VIC 3138 | \$650,000 | 20-Nov-18    |
| 2. 5 Meadowlark Lane, Mooroolbark VIC 3138    | \$653,000 | 05-Sep-18    |
| 3. 15 Lansell Road, Mooroolbark VIC 3138      | \$646,000 | 23-Oct-18    |