Date: 4-10-18

# Statement of Information
# Single residential property located in Melbourne metropolitan area

**Sections 47AF of the *Estate Agents Act 1980***



## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb and postcode | 44 Valley Park Drive, Mooroolbark 3138 |

## Indicative selling price

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

| | | | |
|---|---|---|---|
| Range between | $1,075,000 | & | $1,125,000 |

## Median sale price

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Median price | $721,000 | House | X | Unit | | Suburb or locality | Mooroolbark |
| Period - From | 01/04/2018 | to | 30/06/2018 | | | Source | REIV |

## Comparable property sales

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*.