

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 Sheldon Avenue, Mooroolbark

Indicative selling price

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

Single price \$690,000

Median sale price

Median price \$697,000

*House X

*Unit

Suburb Mooroolbark

Period - From 1/1/2017

to 31/3/2017

Source REIV

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
205 Cambridge Road, Mooroolbark	\$685,000	29/4/2017
4 Blackburn Road, Mooroolbark	\$705,000	8/4/2017
12 Meadowlark Lane, Mooroolbark	\$703,000	16/3/2017