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## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## 0

						Section 47AF of the Estate Agents Act 198	3
Property offer	ed for	sale					
Including subt	Address urb and ostcode	11 War	ndana	a Stre	et, Mooroo	bark Vic 3138	-
Indicative sell	ing prid	e					_
For the meaning	of this p	rice see	con	sume	r.vic.gov.au	/underquoting	
Range between	n \$630,	000			&	\$693,000	
Median sale p	rice						
Median price	\$705,00	0	H	louse	Х	Suburb Mooroolbark	
Period - From	01/04/2	017	to	30/0	6/2017	Source REIV	

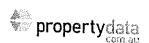
## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
20 Gary Ct CROYDON 3136	\$675,000	29/04/2017
25 Felix Gr MOOROOLBARK 3138	\$655,000	04/05/2017
36 Bellara Dr MOOROOLBARK 3138	\$637,500	15/07/2017

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