

Date: 17-10-18

## Statement of Information

# Single residential property located in Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



### Property offered for sale

Address  
Including suburb and  
postcode

7 Iris Court, Mooroolbark 3138

### Indicative selling price

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

Range between \$680,000

&

\$730,000

### 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

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
43 Meadowlark Lane, Mooroolbark	\$715,000	18/8/18
18 The Parkway, Chirnside Park	\$690,000	13/7/18
16 Dobell Place, Mooroolbark	\$720,000	22/5/18