

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

72 Lancaster Road, Mooroolbark

Indicative selling price

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

Single price

\$739,000

or range between

\$*

&

\$

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
33 Myoora Drive, Mooroolbark	\$720,000	28/3/2017
14 Wyuna Walk, Mooroolbark	\$775,000	7/3/2017
5 Dunrossil Drive, Kilsyth	\$730,000	19/5/2017