

Date: 11/06/2019

## 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

|                                       |
|---------------------------------------|
| 13 Swinburne Avenue, 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

|                       |
|-----------------------|
| \$550,000 - \$590,000 |
|-----------------------|

### Median sale price

Median price

|           |
|-----------|
| \$680,000 |
|-----------|

House

|   |
|---|
| X |
|---|

Unit

|  |
|--|
|  |
|--|

Suburb  
or locality

|             |
|-------------|
| Mooroolbark |
|-------------|

Period - From

|            |
|------------|
| 01/01/2019 |
|------------|

to

|            |
|------------|
| 31/03/2019 |
|------------|

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 |
|---------------------------------------|-----------|--------------|
| 71 Pembroke Road, Mooroolbark 3138    | \$575,302 | 17/01/2019   |
| 113 Manchester Road, Mooroolbark 3138 | \$570,006 | 06/05/2019   |
| 20 Swinburne Avenue, Mooroolbark 3138 | \$558,500 | 09/03/2019   |