

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 23 Regal Terrace, Mooroolbark

Indicative selling price

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

\$950,000

&

\$1,045,000

Median sale price

Median price

\$723,000

House

X

Suburb

Mooroolbark

Period - From

01/07/2017

to

30/09/2017

Source

REIV propertydata.com.au

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
1. 8 Hill View Rise, Mooroolbark	\$1,060,000	10/10/2017
2. 34 Valley Park Drive, Mooroolbark	\$ 969,500	18/09/2017
3. 8 Classic Drive, Mooroolbark	\$1,008,000	20/07/2017