

Date: 03/04/2019

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 113 Manchester Road, Mooroolbark 3138

Indicative selling price

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

Range between \$535,000 & \$565,000

Median sale price

Median price \$582,000 House ☐ Unit ☒ Suburb or locality Mooroolbark

Period - From 01/10/2018 to 31/12/2018 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
20 Swinburne Avenue, Mooroolbark 3138	\$558,500	19/03/2019
26a Dunoon Street, Mooroolbark 3138	\$538,000	12/02/2019
10 Sheldon Avenue, Mooroolbark 3138	\$525,000	11/02/2019