

## 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 71 Carronvale Road, Mooroolbark 3138

### Indicative selling price

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

Single price \$719,950

### Median sale price

Median price \$705,000

\*House X

\*Unit

Suburb Mooroolbark

Period - From 1/4/2017

to 30/6/2017

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
43 Woodville Road, Mooroolbark	\$721,037	10/4/2017
41 Valley Park Drive, Mooroolbark	\$750,000	6/1/2017
33 Myoora Drive, Mooroolbark	\$720,000	5/3/2017