

Date: 10/04/2019

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 32 Larnook Crescent, Mooroolbark 3138

Indicative selling price

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

Range between \$740,000 - \$770,000

Median sale price

Median price \$680,000

House ☒

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
17 Alawara Drive, Mooroolbark 3138	\$750,000	19/02/2019
18 Corrong Crescent, Mooroolbark 3138	\$750,000	24/01/2019
10 Sheridan Avenue, Mooroolbark 3138	\$765,000	20/11/2018