

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

8 St James Park Rise, Mooroolbark

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$499,950

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

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.