

Date: 28/2/2018

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 postcode 26 Lansell Road, Mooroolbark

Indicative selling price

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

Single price \$749,950

or range between \$

&

\$

Median sale price

Median price \$735,000

House

unit

Suburb
or locality Mooroolbark

Period - From 1/10/2017

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
75 Lancaster Road, Mooroolbark	\$750,000	30/1/2018
67 Kipling Avenue, Mooroolbark	\$730,000	2/12/2018
24 Lansell Road, Mooroolbark	\$745,000	25/9/2017