

Date: 17/04/2019

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

| |
|--|
| 26 Savanna Drive, Mooroolbark Vic 3138 |
|--|

Indicative selling price

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

Range between or
Single price

| | | |
|-----------|---|-----------|
| \$550,000 | & | \$580,000 |
|-----------|---|-----------|

Median sale price

Median price

| | | | | | | |
|-----------|-------|-------------------------------------|------|--------------------------|-----------------------|-------------|
| \$706,000 | House | <input checked="" type="checkbox"/> | Unit | <input type="checkbox"/> | Suburb or locality | Mooroolbark |
|-----------|-------|-------------------------------------|------|--------------------------|-----------------------|-------------|

Period - From

| | | |
|------------|----|------------|
| 01/10/2018 | to | 31/12/2018 |
|------------|----|------------|

Source

| |
|------|
| REIV |
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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 |
|---------------------------------------|-----------|--------------|
| 45 Wandana Crescent, Mooroolbark 3138 | \$570,000 | 18/03/2019 |
| 27 Selina Avenue, Mooroolbark 3138 | \$595,000 | 06/04/2019 |
| 9 David Drive, Mooroolbark 3138 | \$588,000 | 03/12/2018 |