Date: 19/12/17

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980



Property offered for sale

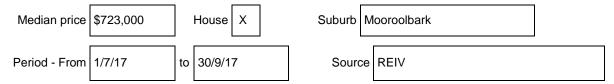
Address	
Including suburb and	5 Gill Place, Mooroolbark 3138
postcode	

Indicative selling price

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

Single price \$799,950

Median sale price



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
22 Timbertop Court, Mooroolbark	\$795,000	20/10/17
2 Sheridan Avenue, Mooroolbark	\$790,000	23/11/17
15 Autumn Grove, Mooroolbark	\$755,000	4/10/17

