

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 1/78 Croydonale Drive, Mooroolbark Vic 3138

### Indicative selling price

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

Single price \$659,950

### Median sale price

Median price \$723,000

Property type House

Suburb Mooroolbark

Period - From 01/10/2020

to

31/12/2020

Source REIV

### Comparable property sales

A\* 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
56 Evans Drive, Croydon Vic 3136	\$685,000	09/02/2021
424a Hull Road, Mooroolbark Vic 3138	\$680,000	11/02/2021
2/52 Lomond Avenue, Kilsyth Vic 3137	\$660,000	11/02/2021

This Statement of Information was prepared on: 23-02-2021