

Statement of Information

Single residential property located in the Melbourne metropolitan areaSections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address
Including suburb and
postcode

4a Nambour Drive, Mooroolbark 3138

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$395,000	&	\$425,000
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Median sale price

Median price	\$580,000	*Unit	X	Suburb	Mooroolbark
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Period - From	1/4/17	to	30/6/17	Source	REIV
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Comparable property sales

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.