

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
postcode

7 Holmes Road, Mooroolbark 3138

Indicative selling price

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

Single price

\$579,950

Median sale price

(*Delete house or unit as applicable)

Median price

\$705,000

*House

X

*Unit

Suburb

Mooroolbark

Period - From

1/4/17

to

30/6/17

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
7 Cowley Court, Mooroolbark	\$581,000	8/6/17
11 Luscombe Court, Kilsyth	\$587,500	11/4/17
36 Kipling Avenue, Mooroolbark	\$565,711	28/3/17