

Date: 13-1-18

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

| |
|--|
| 7/2-4 Station Street, Mooroolbark 3138 |
|--|

Indicative selling price

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

| | | | |
|---------------|--|---|--|
| Price between | <input type="text" value="\$520,000"/> | & | <input type="text" value="\$550,000"/> |
|---------------|--|---|--|

Median sale price

| | | | | | |
|---------------|--|------|---------------------------------------|--------|--|
| Median price | <input type="text" value="\$605,000"/> | Unit | <input type="text" value="X"/> | Suburb | <input type="text" value="Mooroolbark"/> |
| Period - From | <input type="text" value="1/10/17"/> | to | <input type="text" value="31/12/17"/> | Source | <input type="text" value="REIV"/> |

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 |
|---------------------------------|-----------|--------------|
| 1/84 Sherlock Road, Croydon | \$510,000 | 9/8/17 |
| 32 Felix Grove, Mooroolbark | \$526,000 | 7/7/17 |
| 25a Diane Crescent, Mooroolbark | \$521,000 | 13/7/17 |