

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address  
Including suburb and postcode 1-3/28 Highland Crescent, Mooroolbark Vic 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/](http://consumer.vic.gov.au/) underquoting

Unit type or class e.g. One bedroom units	Single price
Units 1 & 2, three bedroom units	\$849,950
Unit 3, two bedroom unit	\$749,950

### Suburb unit median sale price

Median price	\$615,000	Suburb	Mooroolbark
Period - From	01/10/2022	To	31/12/2022
Source	REIV		

### Comparable property sales

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Three bedroom units	<b>B*</b> The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Two bedroom unit	<b>B*</b> The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		

This Statement of Information was prepared on: 28/02/2023