

## 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

14A David 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)

Range between \$620,000 & \$660,000

#### Median sale price

Median price \$705,500 House ☒ Unit ☐ Suburb Mooroolbark

Period - From 01/10/2018 to 31/12/2018 Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**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
1 75a Winyard Dr MOOROOLBARK 3138	\$647,000	18/03/2019
2 3 Malcolm Ct MOOROOLBARK 3138	\$642,500	12/12/2018
3 1/14 Woodville Rd MOOROOLBARK 3138	\$635,000	29/11/2018

OR

**B\*** ~~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.~~