

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

23 McDermott Avenue, Mooroolbark 3138

Indicative selling price

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

Single price

\$769,500

Median sale price

Median price

\$705,000

*House

X

Suburb

Mooroolbark

Period - From

1/4/17

to

30/6/17

Source

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
48 Croydonale Drive, Mooroolbark	\$723,000	26/8/17
62 Landscape Drive, Mooroolbark	\$700,999	2/8/17
6 Monomeith Street, Mooroolbark	\$720,000	26/5/17