

## 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

24A Blackburn Road, 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 \$580,000

&

\$638,000

#### Median sale price

Median price \$425,500

Unit

X

Suburb

Mooroolbark

Period - From 01/01/2017

to

31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2/33 Taylor Rd MOOROOLBARK 3138	\$625,000	22/12/2016
1/46 Winyard Dr MOOROOLBARK 3138	\$620,000	24/04/2017
2/25 Blackburn Rd MOOROOLBARK 3138	\$615,000	28/12/2016