

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 12 Tudor Drive, Mooroolbark VIC 3138

Indicative selling price

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

Single price \$898,000 or range between \$ & \$

Median sale price

Median price \$648,000 Property type House Suburb Mooroolbark

Period - From 01/04/2019 to 30/06/2019 Source REIV

Comparable property sales

Address of comparable property	Price	Date of sale
6 Wills Court, Mooroolbark	\$910,000	26/04/2019
2	\$	
3	\$	

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.

This Statement of Information was prepared on: 12th September 2019