

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 6 Tudor Drive, Mooroolbark, 3138

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$850,000 & \$910,000

**Median sale price**

(\*Delete house or unit as applicable)

Median price \$690,000 \*House X \*Unit Suburb Mooroolbark

Period - From 12/2016 to 03/2017 Source REA

**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
16 Regent Avenue, Mooroolbark	\$875,000	24/02/2017
8 Paris Court, Mooroolbark	\$855,000	20/03/2017
1 Ellis Court, Mooroolbark	\$923,000	01/03/2017