

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 26A Felix Grove Mooroolbark Vic 3138

Indicative selling price

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

Single price or range between \$550,000 & \$595,000

Median sale price

(*Delete house or unit as applicable)

Median price \$732,000 *House ☒ *Unit ☐ Suburb Mooroolbark

Period - From 01/01/2018 to 31/03/2018 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
28 Longfellow Avenue Mooroolbark	\$620,000	08/02/2018
55 Esther Crescent Mooroolbark	\$615,000	19/01/2018
21 Orrong Road Mooroolbark	\$590,000	07/03/2018

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.