

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 37 Marlow Street, Mooroolbark

Indicative selling price

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

Single price \$509,000

Median sale price

Median price \$425,500

*House

*Unit X

Suburb Mooroolbark

Period - From 1/1/2017

to 31/3/2017

Source REIV

Comparable property sales

Address of comparable property	Price	Date of sale
2/3 Wickham Road, Croydon	\$530,000	22/2/2017
18 Primary Street, Mooroolbark	\$500,000	1/3/2017

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.