

### 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	27 Lithgow Way, Mooroolbark Vic 3138
Including suburb and	
postcode	

### Indicative selling price

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

Range between	\$500,000	&	\$550,000
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## Median sale price

Median price	\$607,900	Hou	se	Unit	Х	Suburb	Mooroolbark
Period - From	01/07/2018	to	30/09/2018		Source	REIV	

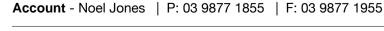
# Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	4/183 Lincoln Rd CROYDON 3136	\$550,000	26/07/2018
2	2 Prestige CI MOOROOLBARK 3138	\$535,000	04/06/2018
3	2/183 Lincoln Rd CROYDON 3136	\$530,000	08/10/2018

#### 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.







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