

**Date:** 22-1-18

## 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

3 Uralla Court, Mooroolbark 3138
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$775,000
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 & 

\$840,000
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### Median sale price

Median price 

\$735,000
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 House 

X
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 Suburb 

Mooroolbark
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Period - From 

1/10/17
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 to 

31/12/17
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 Source 

REIV
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### Comparable property sales

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
29 Lee-Ann Crescent, Croydon	\$835,000	14/11/17
8 Bulga Street, Mooroolbark	\$801,500	21/10/17
8 Coolabah Street, Mooroolbark	\$775,000	11/10/17