

Date: 6/9/17
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 8 Tudor Drive, Mooroolbark

Indicative selling price

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

Single price \$*875,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$635,000

*House ☒ yes

*Unit ☐

Suburb Mooroolbark

Period - From Dec 2016

to Feb 2017

Source RP DATA

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
1 – 16 Regent Avenue, Mooroolbark	\$875,000	10/3/17
2 – 63 Larbert Road, Mooroolbark	\$765,000	17/1/17
3 – 4 Tiverton Court, Mooroolbark	\$875,000	9/5/17

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.