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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

|                                 |
|---------------------------------|
| 6a Wimbledon Court, MOOROOLBARK |
|---------------------------------|

### Indicative selling price

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

Or range between

|           |
|-----------|
| \$550,000 |
|-----------|

 & 

|           |
|-----------|
| \$590,000 |
|-----------|

### Median sale price

Median price

|            |
|------------|
| \$ 697,000 |
|------------|

House

|   |
|---|
| X |
|---|

|             |
|-------------|
| Mooroolbark |
|-------------|

Period - From

|            |
|------------|
| March 2017 |
|------------|

 to 

|           |
|-----------|
| July 2017 |
|-----------|

Source

|                                                                   |
|-------------------------------------------------------------------|
| REIV <a href="http://propertydata.com.au">propertydata.com.au</a> |
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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 |
|-----------------------------------|------------|--------------|
| 1 40 Churchill Drive, MOOROOLBARK | \$ 560,000 | 24/05/2017   |
| 2 1/1 Mark Street, MOOROOLBARK    | \$ 550,000 | 20/06/2017   |
| 3 9 Grace Avenue, MOOROOLBARK     | \$ 556,000 | 04/05/2017   |

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 12 July 2017.