

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

Lot 2, 237 Manchester Road, Mooroolbark 3138

Indicative selling price

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

Single price \$359,950

Median sale price

Median price \$697,000

*House X

*Unit

Suburb Mooroolbark

Period - From 1/1/2017

to 31/3/2017

Source REIV

Comparable property sales

Address of comparable property	Price	Date of sale
2/70 Bellara Drive, Mooroolbark	\$375,000	31/3/2017
2/86 Bellara Drive, Mooroolbark	\$367,500	27/5/2017

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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.