

Date: 29-05-2019

Statement of Information

Single residential property located in Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
Including suburb and
postcode

20 Wandana Street, Mooroolbark Vic 3138

Indicative selling price

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

Range between or
Single price

\$560,000	&	\$590,000
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Median sale price

Median price

\$680,000	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	Suburb or locality	
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Period - From

01/01/2019	to	31/03/2019
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Source

REIV

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
21 Cameron Road, Croydon Vic 3136	\$590,000	17/05/2019
1/159 Lincoln Road, Croydon Vic 3136	\$562,000	15/05/2019
113 Manchester Road, Mooroolbark Vic 3138	\$570,006	06/05/2019