Date: 14-8-18

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	2 Cedar Close, Mooroolbark 3138

Indicative selling price

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

Single price	$539,950

Median sale price

Median price	$721,000	House	X	Unit		Suburb or locality	Mooroolbark
Period - From	01/04/2018	to	30/06/2018			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
9 Adriana Close, Mooroolbark	$520,000	21/4/18
5/4-6 Cambridge Road, Mooroolbark	$555,000	3/8/18
2 Prestige Close, Mooroolbark	$535,000	22/6/18