

Date: 29/10/18  
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 68 Wandana Crescent, Mooroolbark VIC 3138

## Indicative selling price

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

Single price \$699,950 or range between \$ & \$

## Median sale price

(\*Delete house or unit as applicable)

Median price \$737,500 \*House Y \*Unit Suburb Mooroolbark  
Period – From Sept 2017 to Aug 2018 Source CoreLogic

## 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 – 17 Erskine Ridge, Mooroolbark	\$725,000	9/5/18
2 – 43 Meadowlark Lane, Mooroolbark	\$715,000	18/8/18
3 – 31 Churchill Drive, Mooroolbark	\$690,000	7/9/18

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.