

Date: 16/04/2019

## 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 8 Barbara Court, Mooroolbark 3138

### Indicative selling price

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

Range between \$690,000

&

\$740,000

### Median sale price

Median price \$706,000

House

X

Unit

Suburb  
or locality Mooroolbark

Period - From 01/10/2018 to 31/12/2018

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
26 Erskine Ridge, Mooroolbark 3138	\$697,000	30/10/2018
68 Wandana Crescent, Mooroolbark 3138	\$705,000	06/11/2018
66 Barker Drive, Mooroolbark 3138	\$730,000	22/01/2019