

## 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

23a Shakespeare Avenue, Mooroolbark 3138

### Indicative selling price

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

Single price

\$729,950

### Median sale price

Median price

\$580,000

\*Unit

X

Suburb

Mooroolbark

Period - From

1/4/17

to

30/6/17

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
5 Starboard Close, Mooroolbark	\$740,000	28/4/17
55a Dryden Concourse, Mooroolbark	\$685,000	21/7/17
15a Nolan Avenue, Mooroolbark	\$685,000	12/7/17