

Date: 10-9-18

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 16 Nambour Drive, 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 \$580,000 & \$630,000

**Median sale price**

Median price \$535,000 House ☐ 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
4 Cosy Place, Lilydale	\$628,000	30/5/18
10a Andrew Street, Mooroolbark	\$615,000	24/5/18
1/6 Bridges Avenue, Mooroolbark	\$595,000	25/6/18