

Statement of Information

Single residential property located in the Melbourne metropolitan area**Section 47AF of the Estate Agents Act 1980****Property offered for sale**

Address
Including suburb and
postcode

6 Moroka Court, Whittlesea Vic 3757

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$595,000 & \$635,000

Median sale price

Median price \$650,000 House X Unit Suburb Whittlesea

Period - From 01/07/2018 to 30/06/2019 Source REIV

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	1 Campaspe Dr WHITTLESEA 3757	\$630,000	16/07/2019
2	42 King Parrot Way WHITTLESEA 3757	\$580,000	27/03/2019
3	22 Corella Dr WHITTLESEA 3757	\$560,000	22/05/2019

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.