

Date: 19-3-18

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 220 Manchester Road, 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 \$625,000

**Median sale price**

Median price \$732,000

House X

Unit

Suburb  
or locality Mooroolbark

Period - From 01/01/2018 to 31/03/2018

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
20 Shirley Street, Mooroolbark	\$600,000	01/03/2018
23 Corrong Crescent, Mooroolbark	\$601,178	29/12/2017
21 Orrong Road, Mooroolbark	\$590,000	07/03/2018