

Date: 08-07-2019

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

11 Sheldon Avenue, Mooroolbark 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between or
Single price

\$620,000

&

\$650,000

Median sale price

Median price

\$680,000

House

X

Unit

Suburb
or locality

Mooroolbark

Period - From

01/01/2019

to

31/03/2019

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 Zina Grove, Mooroolbark Vic 3138	\$650,000	08/05/2019
70 Dryden Concourse, Mooroolbark Vic 3138	\$637,000	31/01/2019
43 Croydondale Drive, Mooroolbark Vic 3138	\$600,000	28/06/2019