

**Date:** 6/12/17

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

|                                   |
|-----------------------------------|
| 10 Royal Avenue, 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

|           |
|-----------|
| \$700,000 |
|-----------|

&

|           |
|-----------|
| \$750,000 |
|-----------|

**Median sale price**

Median price

|           |
|-----------|
| \$723,000 |
|-----------|

House

|   |
|---|
| X |
|---|

Suburb

|             |
|-------------|
| Mooroolbark |
|-------------|

Period - From

|        |
|--------|
| 1/7/17 |
|--------|

to

|         |
|---------|
| 30/9/17 |
|---------|

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 |
|-----------------------------------|-----------|--------------|
| 24 Lansell Road, Mooroolbark      | \$745,000 | 25/9/17      |
| 22 Cheriton Drive, Mooroolbark    | \$742,000 | 10/10/17     |
| 48 Croydondale Drive, Mooroolbark | \$723,000 | 26/8/17      |