
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

35 Diane Cres, Mooroolbark

Indicative selling price

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

Or range between \$ 570,000 & \$ 627,000

Median sale price

Median price

\$ 697,000

House

X

MOOROOLBARK

Period - From

Jan 2017

to

March 2017

Source

REIV propertydata.com.au

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
1 69 Blackburn Road, Mooroolbark	\$ 620,000	06/06/2017
2 1/46 Winyard Road, Mooroolbark	\$ 620,000	24/04/2017
3 15 Reay Road, Mooroolbark	\$ 610,000	31/03/2017

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 4 July 2017.