

Date: 12-1-18

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 2/9 Blackburn Road, Mooroolbark 3138

Indicative selling price

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

Range between \$520,000 & \$550,000

Median sale price

Median price \$723,000 House ☒ Suburb Mooroolbark

Period - From 1/7/2017 to 30/9/2017 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
3/11 Wordsworth Street, Mooroolbark	\$521,500	21/12/2017
5/8-10 Wyuna Walk, Mooroolbark	\$525,000	4/8/2017
20/23 Cambridge Road, Mooroolbark	\$502,000	1/8/2017