

Statement of Information

Single residential property located in the Melbourne metropolitan area**Section 47AF of the Estate Agents Act 1980****Property offered for sale**

Address
Including suburb and
postcode

61 Longfellow Avenue, Mooroolbark Vic 3138

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$650,000

Median sale price

Median price \$680,000

House

X

Unit

Suburb Mooroolbark

Period - From 01/01/2019

to

31/03/2019

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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	38a Zina Gr MOOROOLBARK 3138	\$635,000	15/01/2019
2	5 Pope Ct MOOROOLBARK 3138	\$602,500	25/02/2019
3	14a Central Av MOOROOLBARK 3138	\$600,000	26/11/2018

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~