

Date: 01/04/2019

## 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 Lansell Road, 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 \$640,000 - \$670,000

### Median sale price

Median price \$706,000 House ☒ Unit ☐ Suburb or locality Mooroolbark  
Period - From 01/10/2018 to 31/12/2018 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
44 Croydonale Drive, Mooroolbark	\$650,000	20/11/2018
16 Winifred Road, Mooroolbark	\$676,000	25/11/2018
15 Lansell Road, Mooroolbark	\$646,000	27/10/2018