

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

2 Ambleside Drive, Mooroolbark

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$1,240,000 & \$1,320,000

Median sale price

Median price

\$852,500

Property type

House

Suburb

Mooroolbark

Period - From

01/07/2021

to

30/09/2021

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) 12 Barina Avenue, Mooroolbark	\$1,315,000	10/11/2021
2) 10 Meadowvale Crt, Lilydale	\$1,261,999	28/09/2021
3) 8 Paris Court, Mooroolbark	\$1,140,000	06/10/2021

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.~~

This Statement of Information was prepared on: 06/12/2021