

# 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 28 Ross Pincott Drive, Mooroolbark Vic 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$740,000 & \$780,000

### Median sale price

Median price \$675,000 Property type House Suburb Mooroolbark  
Period - From 01/07/2019 to 30/09/2019 Source REIV

### Comparable property sales

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
10 Baradine Road, Mooroolbark Vic 3138	\$751,500	02/11/2019
28 David Drive, Mooroolbark Vic 3138	\$755,000	07/08/2019
25 Selina Avenue, Mooroolbark Vic 3138	\$766,000	04/06/2019

This Statement of Information was prepared on: 19-11-2019