

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

7a Nolan Avenue, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$310,000 & \$340,000

Median sale price

Median price \$368,500 Property Type Vacant land Suburb Mooroolbark

Period - From 16/11/2018 to 15/11/2019 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	82a Blackburn Rd MOOROOLBARK 3138	\$337,500	15/09/2019
2	39a Lancaster Rd MOOROOLBARK 3138	\$325,000	17/09/2019
3	68a Dryden Conc MOOROOLBARK 3138	\$315,000	16/10/2019

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: 16/11/2019 16:08