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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

44 Lancaster Road 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 \$590,000 & \$640,000

## Median Sale Price

\$691,135 Houses in Mooroolbark between 01 Jul 2018 - 30 Jun 2019

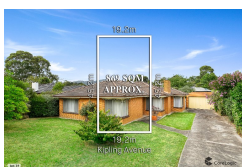
Source: CoreLogic

## Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**14 Lancaster Road Mooroolbark VIC** Sold Price **\$665,000** Sold Date **17-Apr-19**  
 Distance **0.28km**  
 3 bedrooms 2 bathrooms 2 cars



**42 Kipling Avenue Mooroolbark VIC** Sold Price **\$670,000** Sold Date **27-Feb-19**  
 Distance **0.76km**  
 3 bedrooms 1 bathroom 2 cars



**20 Taylor Road Mooroolbark VIC** Sold Price **\$655,000** Sold Date **05-Apr-19**  
 Distance **0.77km**  
 3 bedrooms 2 bathrooms 2 cars

RS = Recent sale      UN = Undisclosed Sale

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