



**first  
national**  
REAL ESTATE

Mark Gunther

Mark Gunther

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## 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

13 Central Avenue, 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\*

Median price

House

Unit

Suburb

Mooroolbark

Period - From

to

Source

#### 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	3/155 Lincoln Rd CROYDON 3136	\$650,000	06/05/2019
2	8 Yellow Gum Cr MOOROOLBARK 3138	\$612,000	29/05/2019
3	1/52 Dorset Rd CROYDON 3136	\$605,000	21/05/2019

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.

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



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**Indicative Selling Price**

\$590,000 - \$640,000

**No median price available**



2 1 1

**Rooms:**

**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties



**3/155 Lincoln Rd CROYDON 3136 (REI)**

Agent Comments

3 2 2

**Price:** \$650,000

**Method:** Private Sale

**Date:** 06/05/2019

**Rooms:** -

**Property Type:** Unit



**8 Yellow Gum Cr MOOROOLBARK 3138 (REI)**

Agent Comments

3 2 2

**Price:** \$612,000

**Method:** Private Sale

**Date:** 29/05/2019

**Rooms:** 4

**Property Type:** House

**Land Size:** 178 sqm approx



**1/52 Dorset Rd CROYDON 3136 (REI)**

Agent Comments

3 2 2

**Price:** \$605,000

**Method:** Private Sale

**Date:** 21/05/2019

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 374 sqm approx