

Statement of Information
Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
 Including suburb and
 postcode

9 Devon Walk, Mooroolbark

Indicative selling price

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

Range between \$600,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median price \$697,000

*House

*Unit

Suburb Mooroolbark

Period - From 1/1/2017

to 31/3/2017

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
37 Daymar Drive, Mooroolbark	\$610,000	2/3/2017
4 Counrty Club Drive, Chirnside Park	\$620,000	7/2/2017
16 Highpoint Avenue, Mooroolbark	\$625,000	31/12/2016