

# Statement of Information

## Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property for sale

8 Heysen Court, Mooroolbark Victoria 3138

### Indicative selling price

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

Single price  or range between  &

### Median sale price

Median price  House  unit   
Suburb or locality   
Period - From  to  Source

### Comparable property sales

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 6 Kadina Court, Mooroolbark     | \$770,000 | 02/08/2018   |
| 2 77 Landscape Drive, Mooroolbark | \$750,000 | 31/07/2018   |
| 3 39 Shadowplay Road, Mooroolbark | \$750,000 | 21/07/2018   |