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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	3 Regal Terrace, Mooroolbark VIC 3138

Indicative selling price

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

Single price	X	$820,000	&	$890,000	

Median sale price

(*Delete house or unit as applicable)

Median price	$705,000	*House	x	*Unit		Suburb	Mooroolbark
Period - From	1st April 2017	to	30th June 2017			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 37 Freshfield Avenue, Mooroolbark VIC 3138	$920,000	05/04/17
2 24 Nathan Court, Mooroolbark VIC 3138	$866,000	08/06/17
3 8 Paris Court, Mooroolbark VIC 3138	$855,000	20/03/17