



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

22 David Drive,  
MOOROOLBARK 3138

### Indicative selling price

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

**Range from \$580,000 -  
\$638,000**

### Median sale price

Median **House** for **MOOROOLBARK** for period **Jul 2017 - Sep 2017**  
Sourced from **Pricefinder**.

**\$675,000**

### 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 the most comparable to the property for sale.


**36 Bellara Dr,** Price **\$637,500** Sold 04 July 2017  
Mooolbark 3138

**30 David Dr,** Price **\$585,000** Sold 06 June 2017  
Mooolbark 3138

**39 Lee-ann Cres,** Price **\$638,000** Sold 01 July 2017  
Croydon 3136

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents

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