



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

14 Erskine Ridge, Mooroolbark VIC 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range Between: \$650,000 - \$715,000

Median sale price

(*Delete house or unit as applicable)

Median price *House *Unit Suburb
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. 54 Barker Drive, Mooroolbark 3138	\$712,000	16/12/2017
2. 4 Meseta Street, Mooroolbark 3138	\$700,000	08/11/2017
3. 19 Trenton Place, Mooroolbark 3138	\$688,290	21/09/2017