Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

1/7 Masefield Avenue, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$550,000 & \$600,000	Range between	\$550,000	&	\$600,000
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Median sale price

Median price	\$841,000	Pro	perty Type	House		Suburb	Mooroolbark
Period - From	01/04/2022	to	31/03/2023		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

Aut	areas or comparable property	1 1100	Date of Sale
1	2/128 Hull Rd CROYDON 3136	\$645,000	06/12/2022
2	18 Russell Av MOOROOLBARK 3138	\$630,200	13/02/2023
3	133 Manchester Rd MOOROOLBARK 3138	\$587,500	11/02/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	22/05/2023 16:13



Date of sale



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Indicative Selling Price \$550,000 - \$600,000 **Median House Price** Year ending March 2023: \$841,000



Property Type: House Land Size: 453 sqm approx **Agent Comments**

Comparable Properties



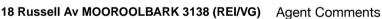
2/128 Hull Rd CROYDON 3136 (REI/VG)



Price: \$645,000 Method: Private Sale Date: 06/12/2022 Rooms: 5

Property Type: Unit

Agent Comments









Price: \$630,200

Method: Sold Before Auction

Date: 13/02/2023

Property Type: House (Res) Land Size: 556 sqm approx



133 Manchester Rd MOOROOLBARK 3138

(REI/VG)

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Price: \$587,500

Method: Private Sale Date: 11/02/2023 Property Type: House Land Size: 544 sqm approx Agent Comments

Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024



