

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

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

Median sale price

Median price

\$841,000

Property 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	Price	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

1/7 Masefield Avenue, Mooroolbark Vic 3138

**Jellis
Craig**

Alan Hodges

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Indicative Selling Price

\$550,000 - \$600,000

Median House Price

Year ending March 2023: \$841,000



3 1 2

Property Type: House

Land Size: 453 sqm approx

Agent Comments

Comparable Properties



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

Agent Comments

3 1 1

Price: \$645,000

Method: Private Sale

Date: 06/12/2022

Rooms: 5

Property Type: Unit



18 Russell Av MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 1 3

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)

Agent Comments

3 2 2

Price: \$587,500

Method: Private Sale

Date: 11/02/2023

Property Type: House

Land Size: 544 sqm approx

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



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