



**first
national**
REAL ESTATE

Mike Brown

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 HILL VIEW RISE, MOOROOLBARK, VIC



5



3



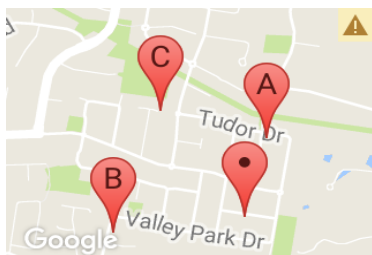
2

Indicative Selling Price

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

Price Range: \$950,000 to \$1,045,000

MEDIAN SALE PRICE



MOOROOLBARK, VIC, 3138

Suburb Median Sale Price (House)

\$692,000

01 October 2016 to 30 September 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



20 EMPIRE DR, MOOROOLBARK, VIC 3138



4



2



3

Sale Price

Price Withheld

Sale Date: 15/06/2017

Distance from Property: 290m



8 CLASSIC DR, MOOROOLBARK, VIC 3138



3



2



2

Sale Price

\$1,008,000

Sale Date: 20/07/2017

Distance from Property: 437m



14 PARIS CRT, MOOROOLBARK, VIC 3138



4



2



3

Sale Price

***\$1,009,000**

Sale Date: 27/09/2017

Distance from Property: 470m



This report has been compiled on 02/10/2017 by First National Real Estate – Mike Brown. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

8 HILL VIEW RISE, MOOROOLBARK, VIC 3138

Indicative selling price

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

Price Range:

\$950,000 to \$1,045,000

Median sale price

Median price

\$692,000

House

X

Unit

Suburb

MOOROOLBARK

Period

01 October 2016 to 30 September 2017

Source



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
20 EMPIRE DR, MOOROOLBARK, VIC 3138	Price Withheld	15/06/2017
8 CLASSIC DR, MOOROOLBARK, VIC 3138	\$1,008,000	20/07/2017
14 PARIS CRT, MOOROOLBARK, VIC 3138	*\$1,009,000	27/09/2017