

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

5 Masefield Avenue Mooroolbark VIC 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Mooroolbark

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

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 6 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

8 Hansen Road Kilsyth VIC 3137	\$750,000	19-Aug-19
25 Selina Avenue Mooroolbark VIC 3138	\$766,000	25-May-19
31 Morrison Crescent Kilsyth VIC 3137	\$672,500	07-Sep-19

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 6 months.~~

This Statement of Information was prepared on: 30 September 2019


8 Hansen Road Kilsyth VIC 3137

Sold Price

\$750,000

Sold Date

19-Aug-19
 4  2  2

Distance

1.46km

25 Selina Avenue Mooroolbark VIC 3138

Sold Price

\$766,000

Sold Date

25-May-19
 4  2  2

Distance

1.54km

31 Morrison Crescent Kilsyth VIC 3137

Sold Price

^{RS} **\$672,500**

Sold Date

07-Sep-19
 4  2  2

Distance

1.11km
RS = Recent sale

UN = Undisclosed Sale

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