

STATEMENT OF INFORMATION

26 MASEFIELD AVENUE, MOOROOLBARK, VIC 3138

PREPARED BY FIRST NATIONAL REAL ESTATE – MIKE BROWN



first
national
REAL ESTATE | Mike Brown

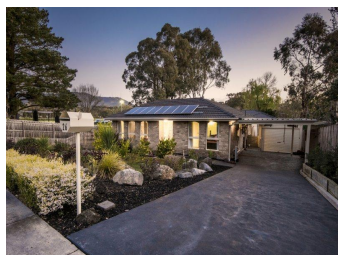


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REAL ESTATE

Mike Brown

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



26 MASEFIELD AVENUE, MOOROOLBARK,  3  2  3

Indicative Selling Price

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

Price Range: **\$625,000 to \$675,000**

MEDIAN SALE PRICE



MOOROOLBARK, VIC, 3138

Suburb Median Sale Price (House)

\$738,000

01 July 2017 to 30 June 2018

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.



36 KIPLING AVE, MOOROOLBARK, VIC 3138

 3  2  2

Sale Price

\$670,000

Sale Date: 24/04/2018

Distance from Property: 447m



55 KIPLING AVE, MOOROOLBARK, VIC 3138

 3  1  1

Sale Price

***\$622,000**

Sale Date: 18/06/2018

Distance from Property: 452m



14 PICCADILLY CRT, KILSYTH, VIC 3137

 3  2  2

Sale Price

\$640,000

Sale Date: 24/01/2018

Distance from Property: 814m



This report has been compiled on 16/07/2018 by First National Real Estate – Mike Brown. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

26 MASEFIELD AVENUE, MOOROOLBARK, VIC 3138

Indicative selling price

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

Price Range:

\$625,000 to \$675,000

Median sale price

Median price

\$738,000

House

X

Unit

Suburb

MOOROOLBARK

Period

01 July 2017 to 30 June 2018

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
36 KIPLING AVE, MOOROOLBARK, VIC 3138	\$670,000	24/04/2018
55 KIPLING AVE, MOOROOLBARK, VIC 3138	*\$622,000	18/06/2018
14 PICCADILLY CRT, KILSYTH, VIC 3137	\$640,000	24/01/2018