

# 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 12 Masefield Avenue, Mooroolbark Vic 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$650,000

### Median sale price

Median price \$723,000 Property type House Suburb Mooroolbark

Period - From 01/01/2020 to 31/03/2020 Source REIV

### Comparable property sales

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
4 Todd Court, Croydon Vic 3136	\$660,000	16/01/2020
31 Cardigan Road, Mooroolbark Vic 3138	\$637,779	27/02/2020
70 Balmoral Street, Kilsyth Vic 3137	\$601,045	20/02/2020

This Statement of Information was prepared on: 02-06-2020