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REAL ESTATE

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Statement of Information

46-50 MORAN STREET, PICOLA, VIC 3639

Prepared by Charles L King & Co First National

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



46-50 MORAN STREET, PICOLA, VIC 3639

 3  1  3

Indicative Selling Price

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

Price Range: \$100,000 to \$120,000

MEDIAN SALE PRICE



PICOLA, VIC, 3639

Suburb Median Sale Price (House)

\$95,000

01 July 2016 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



84 MORAN ST, PICOLA, VIC 3639

 3  1  2

Sale Price

\$145,000

Sale Date: 30/03/2017

Distance from Property: 459m



3 PICOLA NORTH RD, PICOLA, VIC 3639

 3  1  -

Sale Price

\$42,000

Sale Date: 09/12/2016

Distance from Property: 533m



18 HARTWOULD ST, PICOLA, VIC 3639

 3  -  -

Sale Price

\$45,000

Sale Date: 08/10/2016

Distance from Property: 337m



This report has been compiled on 20/09/2017 by Charles L King & Co First National. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

46-50 MORAN STREET, PICOLA, VIC 3639

Indicative selling price

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

Price Range: \$100,000 to \$120,000

Median sale price

Median price \$95,000

House

Unit

Suburb

PICOLA

Period 01 July 2016 to 30 June 2017

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
84 MORAN ST, PICOLA, VIC 3639	\$145,000	30/03/2017
3 PICOLA NORTH RD, PICOLA, VIC 3639	\$42,000	09/12/2016
18 HARTWOULD ST, PICOLA, VIC 3639	\$45,000	08/10/2016