

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



#### 6 CLERKE COURT, MORIAC, VIC 3240

4 2 4

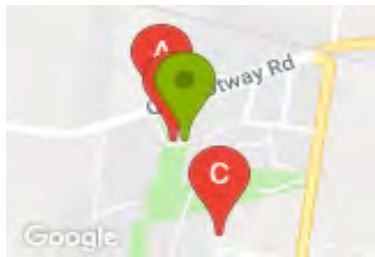
##### Indicative Selling Price

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

Single Price: **\$800,000**

Provided by: David Villarosa, Villarosa Real Estate

### MEDIAN SALE PRICE



#### MORIAC, VIC, 3240

##### Suburb Median Sale Price (House)

**\$695,000**

01 October 2017 to 30 September 2018

Provided by: pricefinder

### 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.



#### 1 CLERKE CRT, MORIAC, VIC 3240

4 2 6

##### Sale Price

**\*\$747,000**

Sale Date: 20/08/2018

Distance from Property: 118m



#### 5 CLERKE CRT, MORIAC, VIC 3240

4 2 3

##### Sale Price

**\$600,000**

Sale Date: 09/09/2017

Distance from Property: 33m



#### 5 LAVINIA CRT, MORIAC, VIC 3240

4 2 5

##### Sale Price

**\$825,000**

Sale Date: 09/08/2017

Distance from Property: 359m



This report has been compiled on 09/10/2018 by Villarosa Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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