

# STATEMENT OF INFORMATION

82 LANDSCAPE DRIVE, MOOROOLBARK, VIC 3138

PREPARED BY ANDREA LAUKART, I-TRAK REAL ESTATE PTY LTD



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**82 LANDSCAPE DRIVE, MOOROOLBARK,**  **3**  **2**  **2**

### Indicative Selling Price

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

**Price Range:** **\$600,000 to \$660,000**

Provided by: Andrea Laukart, i-TRAK Real Estate Pty Ltd

## MEDIAN SALE PRICE



**MOOROOLBARK, VIC, 3138**

Suburb Median Sale Price (House)

**\$685,000**

01 October 2016 to 31 March 2017

Provided by: 

## 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.



**25 LANDSCAPE DR, MOOROOLBARK, VIC 3138**  **3**  **2**  **2**

Sale Price

**\$665,800**

Sale Date: 19/04/2017

Distance from Property: 809m



**35 CHEVALIER CRES, MOOROOLBARK, VIC**  **3**  **2**  **2**

Sale Price

**\*\$628,000**

Sale Date: 13/04/2017

Distance from Property: 414m



**16 HIGHPOINT AVE, MOOROOLBARK, VIC**  **3**  **2**  **2**

Sale Price

**\$625,000**

Sale Date: 31/12/2016

Distance from Property: 1km



This report has been compiled on 23/06/2017 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

82 LANDSCAPE DRIVE, MOOROOLBARK, VIC 3138

Indicative selling price

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

Price Range:

\$600,000 to \$660,000

Median sale price

Median price

\$685,000

House

X

Unit

Suburb

MOOROOLBARK

Period

01 October 2016 to 31 March 2017

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
25 LANDSCAPE DR, MOOROOLBARK, VIC 3138	\$665,800	19/04/2017
35 CHEVALIER CRES, MOOROOLBARK, VIC 3138	*\$628,000	13/04/2017
16 HIGHPOINT AVE, MOOROOLBARK, VIC 3138	\$625,000	31/12/2016