





### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 82 LANDSCAPE DRIVE, MOOROOLBARK, 🕮 3 🕒 2 🚓 2







**Indicative Selling Price** 

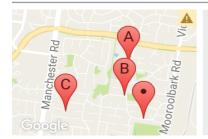
For the meaning of this price see consumer.vic.au/underquoting

**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: **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.



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









Sale Price

\*\$628,000

Sale Date: 13/04/2017

Distance from Property: 414m





16 HIGHPOINT AVE, MOOROOLBARK, VIC







**Sale Price** 

\$625,000

Sale Date: 31/12/2016

Distance from Property: 1km



# 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
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### Indicative selling price

For the meaning of this price see 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	p	ricefinder

## 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

