

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

6A MASEFIELD AVENUE MOOROOLBARK VIC 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$720,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Mooroolbark

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

8 CENTRAL AVENUE MOOROOLBARK VIC 3138	\$730,000	19-Jun-23
1 EOTHEN LANE KILSYTH VIC 3137	\$724,000	02-Feb-23
72A DIANE CRESCENT CROYDON VIC 3136	\$745,000	09-Mar-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 07 July 2023


**8 CENTRAL AVENUE
MOOROOLBARK VIC 3138**
 3  2  1

Sold Price

^{RS}
\$730,000

Sold Date

19-Jun-23

Distance

1.21km

1 EOTHEN LANE KILSYTH VIC 3137
 3  2  1

Sold Price

\$724,000

Sold Date

02-Feb-23

Distance

1.46km

**72A DIANE CRESCENT CROYDON
VIC 3136**
 3  2  2

Sold Price

\$745,000

Sold Date

09-Mar-23

Distance

2km

RS = Recent sale

UN = Undisclosed Sale

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