

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



48 DANIEL MEWS, MORIAC, VIC 3240

3 2 2

Indicative Selling Price

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

Price Range: \$700,000 to \$730,000

MEDIAN SALE PRICE



MORIAC, VIC, 3240

Suburb Median Sale Price (House)

\$647,500

01 October 2016 to 30 September 2017

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.



2 DANIEL DR, MORIAC, VIC 3240

3 2 6

Sale Price

\$665,000

Sale Date: 21/06/2017

Distance from Property: 521m



5 LAVINIA CRT, MORIAC, VIC 3240

4 2 5

Sale Price

\$825,000

Sale Date: 09/08/2017

Distance from Property: 189m



52 GREENFIELDS DR, MORIAC, VIC 3240

4 2 6

Sale Price

\$780,000

Sale Date: 31/07/2017

Distance from Property: 764m



This report has been compiled on 14/11/2017 by Villarosa Real Estate. 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

48 DANIEL MEWS, MORIAC, VIC 3240

Indicative selling price

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Price Range: \$700,000 to \$730,000

Median sale price

Median price \$647,500

House

Unit

Suburb MORIAC

Period 01 October 2016 to 30 September 2017

Source

 pricfinder

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
2 DANIEL DR, MORIAC, VIC 3240	\$665,000	21/06/2017
5 LAVINIA CRT, MORIAC, VIC 3240	\$825,000	09/08/2017
52 GREENFIELDS DR, MORIAC, VIC 3240	\$780,000	31/07/2017