

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

2/40 Dryden Concourse, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$750,000 & \$790,000

Median sale price

Median price \$821,550 Property Type House Suburb Mooroolbark

Period - From 01/04/2021 to 30/06/2021 Source REIV

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 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
1	58a Ross Pincott Dr MOOROOLBARK 3138	\$800,000	30/07/2021
2	3/8 Caromar St CROYDON 3136	\$780,000	10/07/2021
3	2/185 Lincoln Rd MOOROOLBARK 3138	\$775,000	29/06/2021

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 six months.~~

This Statement of Information was prepared on:

25/08/2021 15:03



Property Type:
Agent Comments

Indicative Selling Price
\$750,000 - \$790,000
Median House Price
June quarter 2021: \$821,550

Comparable Properties



58a Ross Pincott Dr MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$800,000
Method: Private Sale
Date: 30/07/2021
Property Type: House
Land Size: 508 sqm approx



3/8 Caromar St CROYDON 3136 (REI)

Agent Comments



Price: \$780,000
Method: Auction Sale
Date: 10/07/2021
Property Type: Unit
Land Size: 254 sqm approx



2/185 Lincoln Rd MOOROOLBARK 3138 (VG)

Agent Comments



Price: \$775,000
Method: Sale
Date: 29/06/2021
Property Type: Flat/Unit/Apartment (Res)