

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

40 Dryden Concourse, Mooroolbark Vic 3138

Indicative selling price

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

Single price

\$849,950

Median sale price

Median price

\$730,000

Property Type

House

Suburb

Mooroolbark

Period - From

01/10/2019

to

30/09/2020

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	13 Glen Dhu Rd KILSYTH 3137	\$866,000	27/10/2020
2	24 Delville St MOOROOLBARK 3138	\$835,000	20/10/2020
3	262 Hull Rd MOOROOLBARK 3138	\$800,000	04/01/2021

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:

12/01/2021 14:02



 3  1  1

Property Type: House
Land Size: 968 sqm approx
Agent Comments

Indicative Selling Price
\$849,950

Median House Price
Year ending September 2020: \$730,000

Comparable Properties



13 Glen Dhu Rd KILSYTH 3137 (REI)

Agent Comments

 5  2  2

Price: \$866,000
Method: Private Sale
Date: 27/10/2020
Property Type: House

24 Delville St MOOROOLBARK 3138 (VG)

Agent Comments

 4  -  -

Price: \$835,000
Method: Sale
Date: 20/10/2020
Property Type: Development Site (Res)
Land Size: 1175 sqm approx



262 Hull Rd MOOROOLBARK 3138 (REI)

Agent Comments

 3  1  -

Price: \$800,000
Method: Private Sale
Date: 04/01/2021
Property Type: House
Land Size: 867 sqm approx