Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	82 Landscape Drive, Mooroolbark Vic 3138
Including suburb and	·
postcode	
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Indicative selling price

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

Range between \$790,000	&	\$840,000
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Median sale price

Median price	\$880,000	Pro	perty Type	House		Suburb	Mooroolbark
Period - From	01/04/2022	to	30/06/2022		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

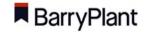
Address of comparable property		Price	Date of sale
1	17 Myoora Dr MOOROOLBARK 3138	\$863,750	30/03/2022
2	8 Anaba Ct MOOROOLBARK 3138	\$856,500	30/03/2022
3	42 Daymar Dr MOOROOLBARK 3138	\$845,000	12/05/2022

OR

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

This Statement of Information was prepared on:	05/09/2022 14:03









Rooms: 5

Property Type: House Land Size: 849 sqm approx

Agent Comments

Indicative Selling Price \$790,000 - \$840,000 **Median House Price** June quarter 2022: \$880,000

Comparable Properties



17 Myoora Dr MOOROOLBARK 3138 (REI/VG)

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Price: \$863,750 Method: Private Sale Date: 30/03/2022 Property Type: House Land Size: 865 sqm approx



8 Anaba Ct MOOROOLBARK 3138 (REI/VG)

Price: \$856,500 Method: Private Sale Date: 30/03/2022 Property Type: House Land Size: 857 sqm approx Agent Comments

Agent Comments



42 Daymar Dr MOOROOLBARK 3138 (REI/VG) Agent Comments

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Price: \$845.000 Method: Private Sale Date: 12/05/2022 Property Type: House Land Size: 889 sqm approx

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454





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