

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

3/40 Dryden Concourse, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$760,000

&

\$795,000

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	19a Shelley Av KILSYTH 3137	\$795,000	14/04/2021
2	1/32 Mountain View Rd KILSYTH 3137	\$789,000	18/05/2021
3	1 Delville St MOOROOLBARK 3138	\$785,555	30/06/2021

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:

13/09/2021 12:51



Property Type:
Agent Comments

Indicative Selling Price
\$760,000 - \$795,000
Median House Price
June quarter 2021: \$821,550

Comparable Properties



19a Shelley Av KILSYTH 3137 (REI)

Agent Comments



Price: \$795,000
Method: Private Sale
Date: 14/04/2021
Property Type: Townhouse (Single)
Land Size: 405 sqm approx



1/32 Mountain View Rd KILSYTH 3137 (VG)

Agent Comments



Price: \$789,000
Method: Sale
Date: 18/05/2021
Property Type: Flat/Unit/Apartment (Res)



1 Delville St MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$785,555
Method: Private Sale
Date: 30/06/2021
Property Type: House
Land Size: 590 sqm approx

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