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	3/40 Dryden Concourse, Mooroolbark Vic 3138
Including suburb and	
postcode	

Indicative selling price

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

Range between \$760,000	&	\$795,000
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Median sale price

Median price \$821,550	Pro	pperty Type Ho	ouse		Suburb	Mooroolbark
Period - From 01/04/2021	to	30/06/2021	So	urce	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

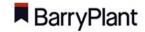
Address of comparable property		Price	Date of sale
1	19a Shelley Av KILSYTH 3137	\$795,000	14/04/2021
2	1/32 Mountain View Rd KILSYTH 3137	\$789,000	18/05/2021
3	1 Delville St MOOROOLBARK 3138	\$785,555	30/06/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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)





Price: \$795,000 Method: Private Sale Date: 14/04/2021

Property Type: Townhouse (Single) Land Size: 405 sqm approx

Agent Comments



1/32 Mountain View Rd KILSYTH 3137 (VG)

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Method: Sale Date: 18/05/2021 Property Type: Flat/Unit/Apartment (Res) **Agent Comments**



1 Delville St MOOROOLBARK 3138 (REI/VG)

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Price: \$789,000





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

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



