

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

10 DRYDEN CONCOURSE MOOROOLBARK VIC 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$720,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$845,000

Property type

House

Suburb

Mooroolbark

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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 6 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

63 BLACKBURN ROAD MOOROOLBARK VIC 3138

\$770,000

19-Aug-24

11 MACMILLAN STREET MOOROOLBARK VIC 3138

\$731,000

12-Jul-24

63 TIMMS AVENUE KILSYTH VIC 3137

\$763,000

26-Oct-24

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 6 months.

This Statement of Information was prepared on: 26 November 2024



63 BLACKBURN ROAD
MOOROOLBARK VIC 3138

3

1

1

Sold Price **\$770,000** Sold Date **19-Aug-24**

Distance **1.51km**



11 MACMILLAN STREET
MOOROOLBARK VIC 3138

3

1

2

Sold Price **\$731,000** Sold Date **12-Jul-24**

Distance **0.9km**



63 TIMMS AVENUE KILSYTH VIC
3137

3

1

2

Sold Price ^{RS}**\$763,000** Sold Date **26-Oct-24**

Distance **1.44km**



12 BRISTOL COURT KILSYTH VIC
3137

3

1

2

Sold Price ^{RS}**\$775,000** Sold Date **23-Oct-24**

Distance **1.63km**

RS = Recent sale UN = Undisclosed Sale

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