

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

22 MCDERMOTT AVENUE 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$762,000

Property type

House

Suburb

Mooroolbark

Period-from

01 Jan 2021

to

31 Dec 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

25 SHADOWPLAY ROAD MOOROOLBARK VIC 3138	\$915,000	07-Sep-21
7 MEADOWLARK LANE MOOROOLBARK VIC 3138	\$862,000	01-Aug-21
13 ALAWARA DRIVE MOOROOLBARK VIC 3138	\$865,000	22-Nov-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 10 January 2022


**25 SHADOWPLAY ROAD
MOOROOLBARK VIC 3138**

 3
  2
  2

Sold Price

\$915,000

Sold Date

07-Sep-21

Distance

0.69km

**7 MEADOWLARK LANE
MOOROOLBARK VIC 3138**

 3
  2
  2

Sold Price

\$862,000

Sold Date

01-Aug-21

Distance

0.48km

**13 ALAWARA DRIVE
MOOROOLBARK VIC 3138**

 4
  2
  2

Sold Price

^{RS} **\$865,000**

Sold Date

22-Nov-21

Distance

0.19km
RS = Recent sale

UN = Undisclosed Sale

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