

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 DYSART PLACE 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

\$890,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Mooroolbark

Period-from

01 Apr 2021

to

31 Mar 2022

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

65 ZINA GROVE MOOROOLBARK VIC 3138	\$955,000	13-Oct-21
8 REGINA STREET KILSYTH VIC 3137	\$942,000	04-Feb-22
26 ALPINE WAY KILSYTH VIC 3137	\$930,000	20-Dec-21

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: 07 April 2022


65 ZINA GROVE MOOROOLBARK VIC 3138

Sold Price

\$955,000

Sold Date

13-Oct-21


Distance

0.1km

8 REGINA STREET KILSYTH VIC 3137

Sold Price

\$942,000

Sold Date

04-Feb-22


Distance

0.63km

26 ALPINE WAY KILSYTH VIC 3137

Sold Price

\$930,000

Sold Date

20-Dec-21


Distance

1.14km
RS = Recent sale

UN = Undisclosed Sale

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