

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

38 Shadowplay Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$875,500 Property Type House Suburb Mooroolbark

Period - From 01/01/2022 to 31/03/2022 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	42 Daymar Dr MOOROOLBARK 3138	\$845,000	12/05/2022
2	122a Manchester Rd MOOROOLBARK 3138	\$845,000	07/05/2022
3	18 Nambour Dr MOOROOLBARK 3138	\$827,000	26/05/2022

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:

21/06/2022 17:28

38 Shadowplay Road, Mooroolbark Vic 3138

Brent Earney

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Indicative Selling Price

\$800,000 - \$850,000

Median House Price

March quarter 2022: \$875,500



 3  2  2

Property Type: House

Land Size: 872 sqm approx

Agent Comments

Comparable Properties



42 Daymar Dr MOOROOLBARK 3138 (REI)

Agent Comments

 3  2  1

Price: \$845,000

Method: Private Sale

Date: 12/05/2022

Property Type: House

Land Size: 889 sqm approx



122a Manchester Rd MOOROOLBARK 3138 (REI)

Agent Comments

 3  2  2

Price: \$845,000

Method: Private Sale

Date: 07/05/2022

Property Type: House

Land Size: 219 sqm approx



18 Nambour Dr MOOROOLBARK 3138 (REI)

Agent Comments

 3  1  2

Price: \$827,000

Method: Private Sale

Date: 26/05/2022

Property Type: House (Res)

Land Size: 861 sqm approx

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354