## 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	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$800,000		&		\$850,000			
Median sale p	rice							
Median price	\$875,500	Pro	operty Type	Hou	se		Suburb	Mooroolbark
Period - From	01/01/2022	to	31/03/2022		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.

Ad	dress 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









Property Type: House Land Size: 872 sqm approx Agent Comments Brent Earney 9725 0000 0409 726 136 brentearney@methven.com.au

Indicative Selling Price \$800,000 - \$850,000 Median House Price March quarter 2022: \$875,500

# **Comparable Properties**



42 Daymar Dr MOOROOLBARK 3138 (REI)



Price: \$845,000 Method: Private Sale Date: 12/05/2022 Property Type: House Land Size: 889 sqm approx Agent Comments

Agent Comments

Agent Comments



122a Manchester Rd MOOROOLBARK 3138 (REI)



Price: \$845,000 Method: Private Sale Date: 07/05/2022 Property Type: House Land Size: 219 sqm approx



18 Nambour Dr MOOROOLBARK 3138 (REI)



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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.