

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

15 DRUMMER HILL LANE 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Mooroolbark

Period-from

01 Jun 2022

to

31 May 2023

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

28 GREAT OAK COURT MOOROOLBARK VIC 3138	1205000	27-Mar-23
5 EYTON CLOSE CHIRNSIDE PARK VIC 3116	1250000	07-Mar-23
37 OUTLOOK DRIVE CHIRNSIDE PARK VIC 3116	1372500	05-May-23

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: 27 June 2023


**28 GREAT OAK COURT
MOOROOLBARK VIC 3138**

 4
  2
  2

Sold Price

^{RS} **1205000** Sold Date **27-Mar-23**

Distance **0.61km**

**5 EYTON CLOSE CHIRNSIDE PARK
VIC 3116**

 4
  2
  2

Sold Price

^{RS} **1250000** Sold Date **07-Mar-23**

Distance **1.85km**

**37 OUTLOOK DRIVE CHIRNSIDE
PARK VIC 3116**

 4
  3
  2

Sold Price

^{RS} **1372500** Sold Date **05-May-23**

Distance **1.64km**
RS = Recent sale

UN = Undisclosed Sale

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