Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	42 Daymar Drive, Mooroolbark Vic 3138
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$810,000	Pro	perty Type	House		Suburb	Mooroolbark
Period - From	01/04/2023	to	30/06/2023		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

Adv	aress or comparable property	1 1100	Date of Sale
1	41 Old Kent Rd MOOROOLBARK 3138	\$825,000	17/05/2023
2	2 Clarendon Ct MOOROOLBARK 3138	\$825,000	15/06/2023
3	19 Landscape Dr MOOROOLBARK 3138	\$805,000	22/05/2023

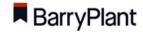
OR

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:	20/07/2023 10:07



Date of sale







Property Type: House Land Size: 889 sqm approx

Agent Comments

Indicative Selling Price \$790,000 - \$850,000 Median House Price June quarter 2023: \$810,000

Comparable Properties



41 Old Kent Rd MOOROOLBARK 3138

(REI/VG)

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Price: \$825,000
Method: Private Sale
Date: 17/05/2023
Property Type: House (B

Property Type: House (Res) **Land Size:** 866 sqm approx

Agent Comments



2 Clarendon Ct MOOROOLBARK 3138 (REI)

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Price: \$825,000 Method: Private Sale Date: 15/06/2023 Property Type: House Land Size: 907 sqm approx Agent Comments



19 Landscape Dr MOOROOLBARK 3138 (VG)

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Price: \$805,000 Method: Sale Date: 22/05/2023

Property Type: House (Res) Land Size: 933 sqm approx Agent Comments

Account - Barry Plant | P: 03 9735 3300



