

# 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

37 Diane Crescent, Mooroolbark Vic 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$750,000

### Median sale price

Median price \$876,272 Property Type House Suburb Mooroolbark

Period - From 01/10/2021 to 30/09/2022 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	15 Arkarra Ct MOOROOLBARK 3138	\$725,000	02/09/2022
2	367 Hull Rd MOOROOLBARK 3138	\$715,000	30/08/2022
3	21 Wandana Cr MOOROOLBARK 3138	\$705,000	03/09/2022

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:

27/10/2022 10:18



**Property Type:**  
Agent Comments

**Indicative Selling Price**

\$700,000 - \$750,000

**Median House Price**

Year ending September 2022: \$876,272

## Comparable Properties



**15 Arkarra Ct MOOROOLBARK 3138 (REI/VG)** Agent Comments



**Price:** \$725,000

**Method:** Private Sale

**Date:** 02/09/2022

**Property Type:** House (Res)

**Land Size:** 869 sqm approx



**367 Hull Rd MOOROOLBARK 3138 (REI/VG)** Agent Comments



**Price:** \$715,000

**Method:** Private Sale

**Date:** 30/08/2022

**Property Type:** House

**Land Size:** 863 sqm approx



**21 Wandana Cr MOOROOLBARK 3138 (REI/VG)** Agent Comments



**Price:** \$705,000

**Method:** Private Sale

**Date:** 03/09/2022

**Property Type:** House

**Land Size:** 883 sqm approx

**Account - Barry Plant** | P: 03 9735 3300 | F: 03 9735 3122