

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

50 Dryden Concourse, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$650,000

&

\$715,000

Median sale price

Median price

\$721,000

House

X

Unit

Suburb

Mooroolbark

Period - From

01/04/2018

to

30/06/2018

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	2 Croydondale Dr MOOROOLBARK 3138	\$694,000	15/05/2018
2	9 Greenville St MOOROOLBARK 3138	\$695,000	06/06/2018
3	9 Lawson Rd MOOROOLBARK 3138	\$715,000	31/05/2018

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.

50 Dryden Concourse, Mooroolbark Vic 3138



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 903 sqm approx

Agent Comments

Indicative Selling Price

\$650,000 - \$715,000

Median House Price

June quarter 2018: \$721,000

Comparable Properties



2 Croydondale Dr MOOROOLBARK 3138 (REI) Agent Comments



Price: \$694,000

Method: Private Sale

Date: 15/05/2018

Rooms: 4

Property Type: House

Land Size: 993 sqm approx



9 Greenville St MOOROOLBARK 3138 (REI) Agent Comments



Price: \$695,000

Method: Private Sale

Date: 06/06/2018

Rooms: 4

Property Type: House

Land Size: 878 sqm approx



9 Lawson Rd MOOROOLBARK 3138 (REI) Agent Comments



Price: \$715,000

Method: Private Sale

Date: 31/05/2018

Rooms: 5

Property Type: House

Land Size: 869.60 sqm approx