

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

13 Daymar Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$680,000 & \$740,000

Median sale price

Median price \$828,000 Property Type House Suburb Mooroolbark

Period - From 01/10/2023 to 31/12/2023 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	Price	Date of sale
1	26 Monomeith St MOOROOLBARK 3138	\$720,500	22/10/2023
2	10 Daymar Dr MOOROOLBARK 3138	\$725,000	03/10/2023
3	76 Cardigan Rd MOOROOLBARK 3138	\$665,000	22/09/2023

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:

12/03/2024 16:40

13 Daymar Drive, Mooroolbark Vic 3138

**Jellis
Craig**

Ash Thompson

9870 6211

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ashthompson@jellisrcraig.com.au

Indicative Selling Price

\$680,000 - \$740,000

Median House Price

December quarter 2023: \$828,000



3 2 2

Property Type: House

Land Size: 404 sqm approx

Agent Comments

Comparable Properties



26 Monomeith St MOOROOLBARK 3138
(REI/VG)

Agent Comments

3 1 2

Price: \$720,500

Method: Private Sale

Date: 22/10/2023

Property Type: House



10 Daymar Dr MOOROOLBARK 3138 (REI/VG) Agent Comments

3 1 3

Price: \$725,000

Method: Private Sale

Date: 03/10/2023

Property Type: House (Res)

Land Size: 414 sqm approx



76 Cardigan Rd MOOROOLBARK 3138
(REI/VG)

Agent Comments

3 2 2

Price: \$665,000

Method: Private Sale

Date: 22/09/2023

Property Type: House

Land Size: 375 sqm approx

Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024



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