

# 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

18 Dryden Concourse, 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 \$775,000 & \$815,000

### Median sale price

Median price \$810,000 Property 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	Price	Date of sale
1	60 Balmoral St KILSYTH 3137	\$820,000	18/03/2023
2	32 Elms Rd MOOROOLBARK 3138	\$800,000	06/04/2023
3	110 Carronvale Rd MOOROOLBARK 3138	\$780,000	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:

07/09/2023 09:34



**Rooms:** 8  
**Property Type:** House  
**Land Size:** 900 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$775,000 - \$815,000  
**Median House Price**  
June quarter 2023: \$810,000

## Comparable Properties



**60 Balmoral St KILSYTH 3137 (REI/VG)**

Agent Comments



**Price:** \$820,000  
**Method:** Private Sale  
**Date:** 18/03/2023  
**Property Type:** House (Res)  
**Land Size:** 869 sqm approx



**32 Elms Rd MOOROOLBARK 3138 (REI/VG)**

Agent Comments



**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 06/04/2023  
**Property Type:** House  
**Land Size:** 880 sqm approx



**110 Carronvale Rd MOOROOLBARK 3138 (REI/VG)**

Agent Comments



**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 22/05/2023  
**Property Type:** House  
**Land Size:** 958 sqm approx

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354