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	21 Daymar Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between	$650,000	&	$710,000

Median sale price

Median price	$648,000	House	X	~~Unit~~		Suburb	Mooroolbark
Period - From	01/04/2019	to	30/06/2019	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	7 Kadina Ct MOOROOLBARK 3138	$785,000	15/02/2019
2	7 Crown Pt CHIRNSIDE PARK 3116	$700,500	31/01/2019
3	4 Chevalier Cr MOOROOLBARK 3138	$689,000	13/07/2019

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.~~

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

21 Daymar Drive, Mooroolbark Vic 3138



3 2 4

Rooms:
Property Type: House (Res)
Land Size: 948 sqm approx

Agent Comments

Indicative Selling Price
$650,000 - $710,000
Median House Price
June quarter 2019: $648,000

Comparable Properties

7 Kadina Ct MOOROOLBARK 3138 (VG)

4 - -

Price: $785,000
Method: Sale
Date: 15/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 998 sqm approx

Agent Comments



7 Crown Pt CHIRNSIDE PARK 3116 (REI/VG)

3 2 2

Price: $700,500
Method: Auction Sale
Date: 31/01/2019
Rooms: 4
Property Type: House (Res)
Land Size: 1008 sqm approx

Agent Comments



4 Chevalier Cr MOOROOLBARK 3138 (REI)

3 2 2

Price: $689,000
Method: Auction Sale
Date: 13/07/2019
Rooms: 5
Property Type: House (Res)
Land Size: 927 sqm approx

Agent Comments

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