

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

1 WAINEWRIGHT AVENUE MOOROOLBARK VIC 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$920,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,500

Property type

House

Suburb

Mooroolbark

Period-from

01 Jan 2022

to

31 Dec 2022

Source

Corelogic

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 6 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

2 DRUMMER HILL LANE MOOROOLBARK VIC 3138	\$950,000	04-Dec-22
98 HAYRICK LANE MOOROOLBARK VIC 3138	\$950,000	20-Jul-22
53 MEADOWGATE DRIVE CHIRNSIDE PARK VIC 3116	\$950,000	11-Aug-22

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 6 months.~~

This Statement of Information was prepared on: 06 January 2023



**2 DRUMMER HILL LANE
MOOROOLBARK VIC 3138**

 4  2  2

Sold Price

^{RS} **\$950,000** Sold Date **04-Dec-22**

Distance **0.46km**



**98 HAYRICK LANE
MOOROOLBARK VIC 3138**

 4  2  2

Sold Price

\$950,000 Sold Date **20-Jul-22**

Distance **0.95km**



**53 MEADOWGATE DRIVE
CHIRNSIDE PARK VIC 3116**

 4  2  2

Sold Price

Sold Date **11-Aug-22**

Distance **1.08km**

RS = Recent sale

UN = Undisclosed Sale

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