

# 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

4/78-80 Winyard Drive, 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 \$695,000 & \$735,000

### Median sale price

Median price \$834,750 Property Type House Suburb Mooroolbark

Period - From 01/01/2024 to 31/03/2024 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	5 Paperbark Ct CROYDON 3136	\$735,000	09/04/2024
2	53 Lomond Av KILSYTH 3137	\$705,000	02/03/2024
3			

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:

26/06/2024 13:36



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$695,000 - \$735,000  
**Median House Price**  
March quarter 2024: \$834,750

## Comparable Properties



**5 Paperbark Ct CROYDON 3136 (REI/VG)**

Agent Comments



**Price:** \$735,000  
**Method:** Private Sale  
**Date:** 09/04/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 183 sqm approx



**53 Lomond Av KILSYTH 3137 (REI/VG)**

Agent Comments



**Price:** \$705,000  
**Method:** Private Sale  
**Date:** 02/03/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 220 sqm approx

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.

Account - Barry Plant | P: 03 9735 3300