

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

8/8-10 Wyuna Walk, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$595,000

 &

\$645,000

Median sale price

Median price

\$640,000

 Property Type

Unit

 Suburb

Mooroolbark

Period - From

01/07/2024

 to

30/09/2024

 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	5/45-47 Cameron Rd CROYDON 3136	\$530,000	06/11/2024
2	2/63 Mount View Pde CROYDON 3136	\$690,000	06/11/2024
3	6/2-4 Station St MOOROOLBARK 3138	\$635,000	01/08/2024

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:

11/12/2024 12:18



 2  1  2

Property Type: Unit
Land Size: 223 sqm approx
Agent Comments

Indicative Selling Price
\$595,000 - \$645,000
Median Unit Price
September quarter 2024: \$640,000

Comparable Properties



5/45-47 Cameron Rd CROYDON 3136 (REI)

[Agent Comments](#)

 2  1  1

Price: \$530,000
Method: Private Sale
Date: 06/11/2024
Property Type: Unit



2/63 Mount View Pde CROYDON 3136 (REI)

[Agent Comments](#)

 2  1  1

Price: \$690,000
Method: Private Sale
Date: 06/11/2024
Property Type: Unit
Land Size: 198 sqm approx



6/2-4 Station St MOOROOLBARK 3138 (REI)

[Agent Comments](#)

 2  1  1

Price: \$635,000
Method: Private Sale
Date: 01/08/2024
Property Type: Unit
Land Size: 213 sqm approx

Account - Barry Plant | P: 03 9842 8888