Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	8/8-10 Wyuna Walk, Mooroolbark Vic 3138
Including suburb and	•
postcode	

Indicative selling price

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

Range between \$595,000 & \$645,000	Range between	\$595,000	&	\$645,000
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Median sale price

Median price	\$640,000	Pro	perty 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

Add	dress 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 comparableproperties 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
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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)

2

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

1

Agent Comments



2/63 Mount View Pde CROYDON 3136 (REI)

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1



Agent Comments

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)

2



1

Price: \$635,000 Method: Private Sale Date: 01/08/2024 Property Type: Unit

Land Size: 213 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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