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

1-78/80 Winyard Drive, Mooroolbark Vic 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$730,000		&		\$795,000					
Median sale p	rice									
Median price	\$828,000	Pro	operty Type	Hou	se		Suburb	Mooroolbark		
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	68 Birkenhead Dr KILSYTH 3137	\$798,000	20/10/2023
2	1/57 Struan Av MOOROOLBARK 3138	\$795,000	29/07/2023
3	4/5 Crinan St KILSYTH 3137	\$780,000	22/08/2023

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:

25/01/2024 11:20







Property Type: Agent Comments Indicative Selling Price \$730,000 - \$795,000 Median House Price December quarter 2023: \$828,000

Comparable Properties





68 Birkenhead Dr KILSYTH 3137 (REI/VG)



Price: \$798,000

Method: Private Sale Date: 20/10/2023 Property Type: House Land Size: 462 sqm approx

1/57 Struan Av MOOROOLBARK 3138 (REI/VG) Agent Comments

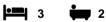
2



Price: \$795,000 Method: Private Sale Date: 29/07/2023 Property Type: House Land Size: 440 sqm approx



4/5 Crinan St KILSYTH 3137 (REI/VG)



Price: \$780,000 Method: Private Sale Date: 22/08/2023 Property Type: House

2 2

Agent Comments

Agent Comments

Account - Barry Plant | P: 03 9735 3300



propertydata will doe

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. 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.