

# 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

56 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 \$800,000 & \$850,000

### Median sale price

Median price

\$862,000

Property Type

House

Suburb

Mooroolbark

Period - From

01/04/2021

to

31/03/2022

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 | 17 Taylor Rd MOOROOLBARK 3138    | \$841,000 | 03/02/2022   |
| 2 | 17-19 Taylor Rd MOOROOLBARK 3138 | \$841,000 | 18/02/2022   |
| 3 | 6 Struan Av MOOROOLBARK 3138     | \$828,000 | 05/03/2022   |

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:

06/05/2022 11:34



Rooms: 7

Property Type: House

Land Size: 1235.883 sqm approx

Agent Comments

## Comparable Properties

17 Taylor Rd MOOROOLBARK 3138 (VG)

Agent Comments



Price: \$841,000

Method: Sale

Date: 03/02/2022

Property Type: House (Res)

Land Size: 1000 sqm approx



17-19 Taylor Rd MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$841,000

Method: Private Sale

Date: 18/02/2022

Property Type: House

Land Size: 1000 sqm approx



6 Struan Av MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$828,000

Method: Private Sale

Date: 05/03/2022

Property Type: House

Land Size: 1732 sqm approx