

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 2/78-80 Winyard Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$855,000 Property Type House 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	23 Spriggs Dr CROYDON 3136	\$768,888	05/10/2024
2	1/28 Kalimna St MOOROOBARK 3138	\$750,000	11/09/2024
3	5/29 Margaret St KILSYTH 3137	\$765,000	03/09/2024

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: 31/10/2024 11:56



Property Type:
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median House Price
September quarter 2024: \$855,000

Comparable Properties



23 Spriggs Dr CROYDON 3136 (REI)

Agent Comments



Price: \$768,888
Method: Private Sale
Date: 05/10/2024
Property Type: House



1/28 Kalimna St MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 11/09/2024
Property Type: House
Land Size: 522 sqm approx

5/29 Margaret St KILSYTH 3137 (VG)

Agent Comments



Price: \$765,000
Method: Sale
Date: 03/09/2024
Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9735 3300