

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 68 Wandana Crescent, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$745,000 Property Type House Suburb Mooroolbark

Period - From 01/01/2021 to 31/03/2021 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	1 Corowa Ct MOOROOLBARK 3138	\$888,000	31/03/2021
2	74 Landscape Dr MOOROOLBARK 3138	\$880,000	30/03/2021
3	51 Churchill Dr MOOROOLBARK 3138	\$856,000	20/04/2021

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: 27/04/2021 13:57



 3  2  2

Property Type: House
Land Size: 868 sqm approx
 Agent Comments

Indicative Selling Price
 \$850,000 - \$900,000
Median House Price
 March quarter 2021: \$745,000

Comparable Properties



1 Corowa Ct MOOROOLBARK 3138 (REI)

Agent Comments

 4  2  3

Price: \$888,000
Method: Private Sale
Date: 31/03/2021
Property Type: House
Land Size: 852 sqm approx



74 Landscape Dr MOOROOLBARK 3138 (REI)

Agent Comments

 3  2  2

Price: \$880,000
Method: Private Sale
Date: 30/03/2021
Property Type: House
Land Size: 878 sqm approx



51 Churchill Dr MOOROOLBARK 3138 (REI)

Agent Comments

 3  2  2

Price: \$856,000
Method: Private Sale
Date: 20/04/2021
Property Type: House
Land Size: 851 sqm approx