Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

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	Range between	\$850,000	&	\$900,000
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Median sale price

Median price	\$745,000	Pro	perty 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

Add	dress 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

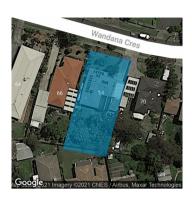
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









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)

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



74 Landscape Dr MOOROOLBARK 3138 (REI) Agent Comments

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



51 Churchill Dr MOOROOLBARK 3138 (REI)

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

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



