

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 5/78 Winyard Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$700,000 & \$750,000

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	1/28 Kalimna St MOOROOLBARK 3138	\$750,000	11/09/2024
2	6 Paperbark Ct CROYDON 3136	\$747,000	02/09/2024
3	107a Winyard Dr MOOROOLBARK 3138	\$735,000	18/07/2024

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: 14/10/2024 15:34



Property Type:
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median House Price
September quarter 2024: \$855,000

Comparable Properties



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



6 Paperbark Ct CROYDON 3136 (REI/VG) Agent Comments



Price: \$747,000
Method: Private Sale
Date: 02/09/2024
Property Type: Townhouse (Single)
Land Size: 183 sqm approx



107a Winyard Dr MOOROOLBARK 3138 (REI/VG) Agent Comments



Price: \$735,000
Method: Private Sale
Date: 18/07/2024
Property Type: House (Res)
Land Size: 1229 sqm approx

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