

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

4/28 WINYARD DRIVE MOOROOLBARK VIC 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$668,000

Property type

Unit

Suburb

Mooroolbark

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

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 6 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

9/57 WINYARD DRIVE MOOROOLBARK VIC 3138	\$590,000	17-Jul-24
3/17 MORELLE COURT MOOROOLBARK VIC 3138	\$652,000	07-May-24
3/94 BRICE AVENUE MOOROOLBARK VIC 3138	\$632,500	06-Apr-24

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 6 months.

This Statement of Information was prepared on: 12 August 2024



9/57 WINYARD DRIVE MOOROOLBARK VIC 3138

2 2 1

Sold Price ^{RS} **\$590,000** ^{UN} Sold Date **17-Jul-24**

Distance **0.26km**



3/17 MORELLE COURT MOOROOLBARK VIC 3138

2 2 1

Sold Price **\$652,000** Sold Date **07-May-24**

Distance **0.44km**



3/94 BRICE AVENUE MOOROOLBARK VIC 3138

2 2 2

Sold Price **\$632,500** Sold Date **06-Apr-24**

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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