

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



40 WINYARD DRIVE, MOOROOLBARK, VIC  4  2  2

Indicative Selling Price

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

Price Range: \$900,000 to \$990,000

Provided by: Andrew Lawrence, i-TRAK Real Estate Pty Ltd

MEDIAN SALE PRICE



MOOROOLBARK, VIC, 3138

Suburb Median Sale Price (House)

\$738,000

01 October 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



47 WINYARD DR, MOOROOLBARK, VIC 3138

 4  2  2

Sale Price

****\$3,800,000**

Sale Date: 30/11/2017

Distance from Property: 76m



98 MANCHESTER RD, MOOROOLBARK, VIC

 3  1  8

Sale Price

***\$860,000**

Sale Date: 14/04/2018

Distance from Property: 256m



28 CHARLES ST, MOOROOLBARK, VIC 3138

 6  2  18

Sale Price

***\$1,450,000**

Sale Date: 28/04/2018

Distance from Property: 376m



This report has been compiled on 10/05/2018 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

40 WINYARD DRIVE, MOOROOLBARK, VIC 3138

Indicative selling price

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

Price Range:

\$900,000 to \$990,000

Median sale price

Median price

\$738,000

House

X

Unit


Suburb

MOOROOLBARK

Period

01 October 2017 to 31 March 2018

Source



Comparable property sales

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
47 WINYARD DR, MOOROOLBARK, VIC 3138	**\$3,800,000	30/11/2017
98 MANCHESTER RD, MOOROOLBARK, VIC 3138	*\$860,000	14/04/2018
28 CHARLES ST, MOOROOLBARK, VIC 3138	*\$1,450,000	28/04/2018