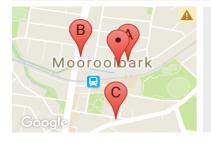


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## **MEDIAN SALE PRICE**



## **MOOROOLBARK, VIC, 3138**

Suburb Median Sale Price (House)

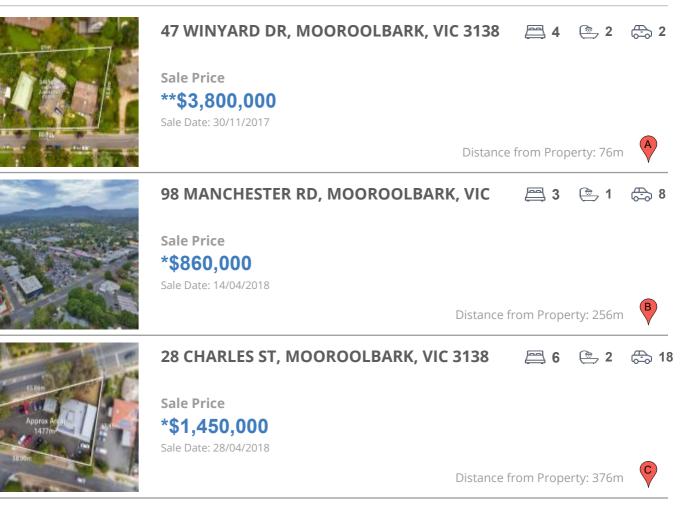
\$738,000

01 October 2017 to 31 March 2018

Provided by: pricefinder

## **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.



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

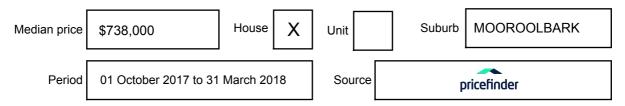
### Indicative selling price

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

Price Range:

\$900,000 to \$990,000

#### Median sale price



### **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