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Member of REIV

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STATEMENT OF INFORMATION

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address 1-4/42 Winyard Drive Mooroolbark 3138
Including suburb and
postcode _____

Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price	Lower price	Higher price
Unit 1 3/2/2	\$655,000	Or range between \$*	& \$
Unit 2 2/2/1	\$550,000	Or range between \$*	& \$
Unit 3 2/2/1	\$550,000	Or range between \$*	& \$
Unit 4 3/2/2	\$680,000	Or range between \$*	& \$
	\$*	Or range between \$*	& \$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$740,000 Suburb Mooroolbark

Period - From 01 July 2020 To 30 June 2021 Source Core Logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Unit 1	1 4/10 Ricky Court Mooroolbark	\$680,000	30/05/2021
	2 4/26-28 Marlow Street Mooroolbark	\$701,000	12/04/2021
	3 3/26-28 Marlow Street Mooroolbark	\$692,500	26/05/2021

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Unit 2 and 3	1 7/57-59 Winyard Drive Mooroolbark	\$535,000	24/08/2021
	2 2/25 Neville Street Mooroolbark	\$580,000	25/06/2021
	3 9 Adriana Close Mooroolbark	\$542,000	26/04/2021

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Unit 4	1 4/57-59 Winyard Drive Mooroolbark	\$665,000	15/04/2021
	2 4/26-28 Marlow Street Mooroolbark	\$701,000	12/04/2021
	3 3/26-28 Marlow Street Mooroolbark	\$692,500	26/05/2021

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

10/09/2021