

# 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

8A Wimbledon Court, Mooroolbark Vic 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$660,000 & \$720,000

### Median sale price

Median price \$652,000

Property Type Unit

Suburb Mooroolbark

Period - From 01/04/2021

to 30/06/2021

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	23 Sheldon Av MOOROOLBARK 3138	\$721,000	11/05/2021
2	1 Rachael Dr MOOROOLBARK 3138	\$720,000	29/04/2021
3	44 Daymar Dr MOOROOLBARK 3138	\$692,786	05/03/2021

**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:

03/08/2021 11:48



 3  2  2

**Property Type:** Unit  
**Land Size:** 298 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$660,000 - \$720,000  
**Median Unit Price**  
June quarter 2021: \$652,000

## Comparable Properties



**23 Sheldon Av MOOROOLBARK 3138 (REI/VG)** **Agent Comments**

 3  1  2

**Price:** \$721,000  
**Method:** Private Sale  
**Date:** 11/05/2021  
**Property Type:** House  
**Land Size:** 373 sqm approx



**1 Rachael Dr MOOROOLBARK 3138 (REI/VG)** **Agent Comments**

 3  2  1

**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 29/04/2021  
**Property Type:** House  
**Land Size:** 388 sqm approx



**44 Daymar Dr MOOROOLBARK 3138 (REI/VG)** **Agent Comments**

 3  2  2

**Price:** \$692,786  
**Method:** Private Sale  
**Date:** 05/03/2021  
**Property Type:** House  
**Land Size:** 472 sqm approx