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	8A Wimbledon Court, Mooroolbark Vic 3138
Including suburb and	
postcode	

Indicative selling price

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

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

Median sale price

Median price	\$652,000	Pro	perty 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

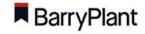
Add	dress of comparable property	Price	Date of sale
1	23 Sheldon Av MOOROOLBARK 3138	\$721,000	11/05/2021
2	1 Rachael Dr MOOROOLBARK 3138	\$720,000	29/04/2021
3	44 Daymar Dr MOOROOLBARK 3138	\$692,786	05/03/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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
--	------------------





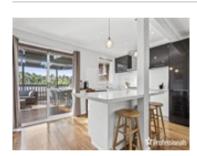


Property Type: Unit Land Size: 298 sqm approx

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

= 3





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)





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

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

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454





Agent Comments