

## 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 2/46 Winyard Drive, Mooroolbark

### Indicative selling price

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

Single price \$525,000

### Median sale price

Median price \$425,500

\*House

\*Unit X

Suburb Mooroolbark

Period - From 1/1/2017

to 31/3/2017

Source REIV

### Comparable property sales

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
3/12 Andrew Street, Mooroolbark	\$510,500	22/4/2017
3/6 Swinburne Avenue, Mooroolbark	\$480,000	14/12/2016
18 Primary Street, Mooroolbark	\$500,000	1/3/2017

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