

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

6/47-55 WINYARD DRIVE MOOROOLBARK VIC 3138

Indicative selling price

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

Single Price

\$620,640

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Mooroolbark

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

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 6 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

4/28 WINYARD DRIVE MOOROOLBARK VIC 3138	\$616,000	27-Aug-24
3/94 BRICE AVENUE MOOROOLBARK VIC 3138	\$632,500	06-Apr-24
6/12 CARDIGAN ROAD MOOROOLBARK VIC 3138	\$619,950	10-Apr-24

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 6 months.~~

This Statement of Information was prepared on: 20 September 2024



**4/28 WINYARD DRIVE
MOOROOLBARK VIC 3138**

2 2 1

Sold Price ^{RS} **\$616,000** Sold Date **27-Aug-24**

Distance **0.19km**



**3/94 BRICE AVENUE
MOOROOLBARK VIC 3138**

2 2 2

Sold Price **\$632,500** Sold Date **06-Apr-24**

Distance **0.36km**



**6/12 CARDIGAN ROAD
MOOROOLBARK VIC 3138**

2 - -

Sold Price **\$619,950** Sold Date **10-Apr-24**

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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