

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

107A Winyard Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$834,750 Property Type House Suburb Mooroolbark

Period - From 01/01/2024 to 31/03/2024 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	103 Winyard Dr MOOROOLBARK 3138	\$840,000	04/03/2024
2	3 Landara Ct MOOROOLBARK 3138	\$810,000	08/03/2024
3	136 Manchester Rd MOOROOLBARK 3138	\$725,000	14/02/2024

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:

13/06/2024 13:05



Property Type: House

Land Size: 1229 sqm approx

Agent Comments

Comparable Properties



**103 Winyard Dr MOOROOLBARK 3138
(REI/VG)**

Agent Comments



Price: \$840,000

Method: Private Sale

Date: 04/03/2024

Property Type: House (Res)

Land Size: 1594 sqm approx



3 Landara Ct MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$810,000

Method: Private Sale

Date: 08/03/2024

Property Type: House

Land Size: 861 sqm approx



**136 Manchester Rd MOOROOLBARK 3138
(VG)**

Agent Comments



Price: \$725,000

Method: Sale

Date: 14/02/2024

Property Type: House (Res)

Land Size: 460 sqm approx