

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

23 WOODVILLE ROAD, MOOROOLBARK, VIC 3138

Indicative selling price

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

Price Range: \$730,000 to \$760,000

Median sale price

Median price \$827,000 Property type *House* Suburb Mooroolbark

Period - From 01/04/2023 to 31/03/2024 Source



Comparable property sales

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) 6 CRADLEY CRT, KILSYTH VIC 3137	\$738,600	08/05/2024
2) 20 MONOMEITH ST, MOOROOLBARK VIC 3138	\$748,000	29/02/2024
3) 13 SWINBURNE AVE, MOOROOLBARK VIC 3138	\$750,000	28/02/2024

This Statement of Information was prepared on: 15/05/2024