

## 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

26A WANDANA CRESCENT MOOROOLBARK VIC 3138

### Indicative selling price

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

Single Price

or range  
between

\$790,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$822,500

Property type

House

Suburb

Mooroolbark

Period-from

01 Apr 2023

to

31 Mar 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

14 SPRIGGS DRIVE CROYDON VIC 3136	\$795,000	17-Feb-24
3 LANDARA COURT MOOROOLBARK VIC 3138	\$810,000	08-Mar-24
12 CARDIGAN ROAD MOOROOLBARK VIC 3138	\$825,000	27-Mar-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: 03 April 2024



**14 SPRIGGS DRIVE CROYDON VIC 3136**

Sold Price

<sup>RS</sup> **\$795,000**

Sold Date **17-Feb-24**

3 2 2

Distance **1.24km**



**3 LANDARA COURT MOOROOLBARK VIC 3138**

Sold Price

<sup>RS</sup> **\$810,000**

Sold Date **08-Mar-24**

3 2 2

Distance **1.62km**



**12 CARDIGAN ROAD MOOROOLBARK VIC 3138**

Sold Price

<sup>RS</sup> **\$825,000** <sup>UN</sup>

Sold Date **27-Mar-24**

3 2 2

Distance **1.97km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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