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	7 WINIFRED ROAD 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~~		or range between	$780,000	&	$858,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$870,000	Property type	House	Suburb	Mooroolbark
Period-from	01 May 2022	to	30 Apr 2023	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
46 LONGFELLOW AVENUE MOOROOLBARK VIC 3138	$804,000	23-Mar-23
4 BARINA AVENUE MOOROOLBARK VIC 3138	$824,777	25-Jan-23
28 ESTHER CRESCENT MOOROOLBARK VIC 3138	$812,000	18-Apr-23

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: 04 May 2023

CONSUMER AFFAIRS VICTORIA

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We see more than property
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46 LONGFELLOW AVENUE MOOROOLBARK VIC 3138

3 1 2

Sold Price RS $804,000 Sold Date 23-Mar-23

Distance 0.95km



4 BARINA AVENUE MOOROOLBARK VIC 3138

3 1 2

Sold Price $824,777 Sold Date 25-Jan-23

Distance 1.15km



28 ESTHER CRESCENT MOOROOLBARK VIC 3138

3 1 2

Sold Price RS $812,000 Sold Date 18-Apr-23

Distance 1.87km

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

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