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	103 Winyard Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $828,000 Property Type House Suburb Mooroolbark

Period - From 01/10/2023 to 31/12/2023 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	43 Woodville Rd MOOROOLBARK 3138	$870,000	13/08/2023
2	17 Central Av MOOROOLBARK 3138	$830,000	07/08/2023
3	42 Daymar Dr MOOROOLBARK 3138	$822,500	18/08/2023

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: 24/01/2024 09:50

103 Winyard Drive, Mooroolbark Vic 3138

Lachlan Williams
9722 9755
0414 582 556
lachlan@hoskins.com.au



4 2 2

Property Type: House
Land Size: 1594 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median House Price
December quarter 2023: $828,000

Comparable Properties



43 Woodville Rd MOOROOLBARK 3138 (VG)

4 - -

Price: $870,000
Method: Sale
Date: 13/08/2023
Property Type: House (Res)
Land Size: 893 sqm approx

Agent Comments



17 Central Av MOOROOLBARK 3138 (REI)

4 2 3

Price: $830,000
Method: Private Sale
Date: 07/08/2023
Rooms: 13
Property Type: House (Res)
Land Size: 1076 sqm approx

Agent Comments



42 Daymar Dr MOOROOLBARK 3138 (REI/VG)

3 2 2

Price: $822,500
Method: Private Sale
Date: 18/08/2023
Property Type: House (Res)
Land Size: 889 sqm approx

Agent Comments

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