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	4 Wandana Street, Mooroolbark Vic 3138

Indicative selling price

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

Range between $1,060,000 & $1,150,000

Median sale price

Median price $875,500 Property Type House Suburb Mooroolbark

Period - From 01/01/2022 to 31/03/2022 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	9 Wainewright Av MOOROOLBARK 3138	$1,240,000	01/04/2022
2	16 Parry Dr MOOROOLBARK 3138	$1,200,000	03/12/2021
3	17 Batterbee Dr MOOROOLBARK 3138	$900,000	10/03/2022

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: 12/05/2022 12:42

4 Wandana Street, Mooroolbark Vic 3138



4 3 3

Rooms: 5
Property Type: House (Res)
Land Size: 1107 sqm approx

Agent Comments

Indicative Selling Price
$1,060,000 - $1,150,000
Median House Price
March quarter 2022: $875,500

Comparable Properties



9 Wainewright Av MOOROOLBARK 3138 (REI)

4 2 2

Price: $1,240,000
Method: Private Sale
Date: 01/04/2022
Property Type: House
Land Size: 1128 sqm approx

Agent Comments

Extra bedroom, slightly larger allotment.

16 Parry Dr MOOROOLBARK 3138 (VG)

3 - -

Price: $1,200,000
Method: Sale
Date: 03/12/2021
Property Type: House (Res)
Land Size: 1096 sqm approx

Agent Comments

Comparable land component and 3bdr. But otherwise significantly different home.



17 Batterbee Dr MOOROOLBARK 3138 (REI)

3 2 3

Price: $900,000
Method: Private Sale
Date: 10/03/2022
Property Type: House
Land Size: 969 sqm approx

Agent Comments

Smaller allotment w original condition house, no pool etc.

Account - Hoskins | P: 98747677, 9722 9755

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