

Statement of Information
**Multiple residential properties
 located in the Melbourne
 metropolitan area**



Sections 47AF of the Estate Agents Act 1980

Unit offered for sale

Address
 Including suburb and
 postcode

1-9 / 57-59 Winyard Drive Mooroolbark VIC 3138
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Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
Two Bedroom Townhouse	\$	Or range between	\$510,000	&	\$520,000
		Or range between	\$	&	\$
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$535,000	Suburb	Mooroolbark VIC 3138
Period - From	01/04/2018	To	30/06/2018
Source	REIV – Property Data		

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent’s representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

Two Bedroom Townhouse	2/28 Winyard Dve, Mooroolbark	\$550,000	02/07/18
	5/4-6 Cambridge Rd, Mooroolbark	\$555,000	03/08/18
	6/60 Taylor Rd, Mooroolbark	\$542,222	29/05/18

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

	1	\$	
	2	\$	
	3	\$	

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

	1	\$	
	2	\$	
	3	\$	

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

	1	\$	
	2	\$	
	3	\$	