

## 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

4/41 WINYARD DRIVE MOOROOLBARK VIC 3138

### Indicative selling price

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

Single Price

or range  
between

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$840,000

Property type

Other

Suburb

Mooroolbark

Period-from

16 Feb 2024

to

16 Aug 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

|   |           |           |
|---|-----------|-----------|
| 1/41 WINYARD DRIVE MOOROOLBARK VIC 3138 | \$825,000 | 15-Jul-24 |
| 1/78 WINYARD DRIVE MOOROOLBARK VIC 3138 | \$773,000 | 07-Jun-24 |
| 4/17 FELIX GROVE MOOROOLBARK VIC 3138   | \$805,000 | 31-May-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: 16 August 2024

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**1/41 WINYARD DRIVE  
MOOROOLBARK VIC 3138**

3 3 2

Sold Price

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

Sold Date

**15-Jul-24**

Distance

**0km**



**1/78 WINYARD DRIVE  
MOOROOLBARK VIC 3138**

3 2 2

Sold Price

<sup>RS</sup> **\$773,000**

Sold Date

**07-Jun-24**

Distance

**0.32km**



**4/17 FELIX GROVE  
MOOROOLBARK VIC 3138**

3 2 2

Sold Price

<sup>RS</sup> **\$805,000**

Sold Date

**31-May-24**

Distance

**0.59km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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