# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	1 Wainewright Avenue, Mooroolbark Vic 3138

#### Indicative selling price

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

Range between	\$920,000	&	\$990,000

#### Median sale price

Median price	\$835,000	Pro	perty Type	House		Suburb	Mooroolbark
Period - From	01/07/2022	to	30/09/2022		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

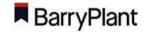
Add	dress of comparable property	Price	Date of sale
1	10 Fitzgerald Ct MOOROOLBARK 3138	\$890,000	02/11/2022
2	8 Circle Ridg CHIRNSIDE PARK 3116	\$880,000	16/11/2022
3	5 Oxley Ct CHIRNSIDE PARK 3116	\$864,000	13/10/2022

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/12/2022 12:15













**Property Type:** House **Land Size:** 1094 sqm approx

**Agent Comments** 

Indicative Selling Price \$920,000 - \$990,000 Median House Price September quarter 2022: \$835,000

# Comparable Properties



10 Fitzgerald Ct MOOROOLBARK 3138 (REI)

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**Agent Comments** 

Price: \$890,000 Method: Private Sale Date: 02/11/2022 Property Type: House Land Size: 1020 sqm approx

8 Circle Ridg CHIRNSIDE PARK 3116 (REI)

**=** 5







Price: \$880,000

Method: Sold Before Auction

Date: 16/11/2022

**Property Type:** House (Res) **Land Size:** 1060 sqm approx

**Agent Comments** 



5 Oxley Ct CHIRNSIDE PARK 3116 (REI/VG)

**-**







Price: \$864,000 Method: Private Sale Date: 13/10/2022

**Property Type:** House (Res) **Land Size:** 583 sqm approx

Agent Comments

**Account** - Barry Plant | P: 03 9842 8888





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