

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

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

Property 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	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 comparable properties 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



 4  2  2

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) **Agent Comments**

 4  2  2

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) **Agent Comments**

 5  3  -

Price: \$880,000
Method: Sold Before Auction
Date: 16/11/2022
Property Type: House (Res)
Land Size: 1060 sqm approx



5 Oxley Ct CHIRNSIDE PARK 3116 (REI/VG) **Agent Comments**

 3  2  2

Price: \$864,000
Method: Private Sale
Date: 13/10/2022
Property Type: House (Res)
Land Size: 583 sqm approx

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