

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**40 WINYARD DRIVE, MOOROOLBARK, VIC**  4  2  2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$860,000 to \$946,000**

Provided by: Andrew Lawrence, i-TRAK Real Estate Pty Ltd

## MEDIAN SALE PRICE



**MOOROOLBARK, VIC, 3138**

Suburb Median Sale Price (House)

**\$737,500**

01 October 2017 to 31 March 2018

Provided by:  pricefinder

## COMPARABLE PROPERTIES

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.

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

40 WINYARD DRIVE, MOOROOLBARK, VIC 3138

### Indicative selling price

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Price Range: \$860,000 to \$946,000

### Median sale price

Median price

\$737,500

House

Unit

Suburb

MOOROOLBARK

Period

01 October 2017 to 31 March 2018

Source

pricfinder

### Comparable property sales

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.