

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

7 Bellara Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$580,000 & \$638,000

Median sale price

Median price

\$722,500

Property Type

House

Suburb

Mooroolbark

Period - From

01/10/2020

to

31/12/2020

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	1 Highview Dr MOOROOLBARK 3138	\$645,000	22/10/2020
2	61 Cardigan Rd MOOROOLBARK 3138	\$606,000	29/01/2021
3	159 Manchester Rd MOOROOLBARK 3138	\$601,500	09/02/2021

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:

11/03/2021 17:35



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Property Type: House (Res)

Land Size: 864 sqm approx

Agent Comments

Indicative Selling Price

\$580,000 - \$638,000

Median House Price

December quarter 2020: \$722,500

Comparable Properties



1 Highview Dr MOOROOLBARK 3138 (REI/VG) Agent Comments

 3  1  2

Price: \$645,000

Method: Private Sale

Date: 22/10/2020

Property Type: House

Land Size: 446 sqm approx



61 Cardigan Rd MOOROOLBARK 3138 (REI/VG) Agent Comments

 3  1  2

Price: \$606,000

Method: Private Sale

Date: 29/01/2021

Property Type: House

Land Size: 321 sqm approx



159 Manchester Rd MOOROOLBARK 3138 (REI) Agent Comments

 3  1  2

Price: \$601,500

Method: Private Sale

Date: 09/02/2021

Property Type: House

Land Size: 380 sqm approx