

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or locality and postcode

551-569 BELLARINE HIGHWAY, MOOLAP, VIC 3224

### Indicative selling price

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

Single price \$ or range between \$890,000 & \$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$675,000 \*House x \*Unit Suburb or locality MOOLAP

Period - From 01 July 2017 to 30 June 2018 Source Pricfinder

### Comparable property sales

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 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. 12 GREENSIDE GR, MOOLAP, VIC 3224	\$870,000	01/07/2017
2. 105 WHITEHORSE RD, MOOLAP, VIC 3224	\$990,000	22/09/2018
3. 21 CHIPPERFIELD DR, MOOLAP, VIC, 3224	\$1,070,000	29/08/2018