Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	70 Bellara Drive, Mooroolbark Vic 3138
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$600,000	&	\$660,000

Median sale price

Median price	\$876,272	Pro	perty Type	House		Suburb	Mooroolbark
Period - From	01/10/2021	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

7,01	aress of comparable property	1 1100	Date of Sale
1	1 Briarwood Ct CROYDON 3136	\$640,000	22/07/2022
2	27 Lithgow Way MOOROOLBARK 3138	\$620,000	19/07/2022
3	1/7 Morelle Ct MOOROOLBARK 3138	\$600,000	15/08/2022

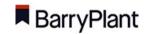
OR

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:	16/11/2022 15:19



Date of sale





Rooms: 4

Property Type: House (Res) Land Size: 392 sqm approx

Agent Comments

Indicative Selling Price \$600,000 - \$660,000 **Median House Price** Year ending September 2022: \$876,272

Comparable Properties



1 Briarwood Ct CROYDON 3136 (REI/VG)





Price: \$640,000 Method: Private Sale Date: 22/07/2022 Property Type: House Land Size: 458 sqm approx **Agent Comments**

27 Lithgow Way MOOROOLBARK 3138 (VG)





Price: \$620,000 Method: Sale Date: 19/07/2022

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



1/7 Morelle Ct MOOROOLBARK 3138 (REI)

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Agent Comments

Price: \$600.000 Method: Private Sale Date: 15/08/2022 Property Type: House

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



