

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

70 Bellara Drive, Mooroolbark Vic 3138

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 Property 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	Price	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



 3  1  1

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)

Agent Comments

 3  1  -

Price: \$640,000

Method: Private Sale

Date: 22/07/2022

Property Type: House

Land Size: 458 sqm approx

27 Lithgow Way MOOROOLBARK 3138 (VG)

Agent Comments

 3  -  -

Price: \$620,000

Method: Sale

Date: 19/07/2022

Property Type: Flat/Unit/Apartment (Res)



1/7 Morelle Ct MOOROOLBARK 3138 (REI)

Agent Comments

 3  1  2

Price: \$600,000

Method: Private Sale

Date: 15/08/2022

Property Type: House

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