

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

2-4 Bellemara Drive, Mooroopna Vic 3629

#### Indicative selling price

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

Single price \$469,000

#### Median sale price

Median price

\$214,500

House

X

Unit

Suburb or locality

Mooroopna

Period - From

01/07/2016

to

30/06/2017

Source

REIV

#### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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                              |       |              |
| 2                              |       |              |
| 3                              |       |              |

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

2-4 Bellemara Drive, Mooroopna Vic 3629



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**Indicative Selling Price**  
\$469,000

**Median House Price**  
Year ending June 2017: \$214,500



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1295 sqm approx

**Agent Comments**

## Comparable Properties

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.