

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

5 Caldera Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$800,000

&

\$850,000

Median sale price

Median price \$745,000

Property Type House

Suburb Mooroolbark

Period - From 01/01/2021

to

31/03/2021

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	51 Churchill Dr MOOROOLBARK 3138	\$856,000	20/04/2021
2	95 Bellara Dr MOOROOLBARK 3138	\$840,000	13/01/2021
3	13 Ashton Av MOOROOLBARK 3138	\$815,555	01/04/2021

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:

18/05/2021 15:03



Property Type: House (Previously Occupied - Detached)

Land Size: 943 sqm approx

Agent Comments

Comparable Properties



51 Churchill Dr MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$856,000

Method: Private Sale

Date: 20/04/2021

Property Type: House

Land Size: 851 sqm approx



95 Bellara Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$840,000

Method: Private Sale

Date: 13/01/2021

Property Type: House (Res)

Land Size: 1054 sqm approx



13 Ashton Av MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$815,555

Method: Private Sale

Date: 01/04/2021

Property Type: House

Land Size: 882 sqm approx