

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

20 Bellara Drive Mooroolbark VIC 3138

Indicative selling price

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

Single Price

or range
between

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

*House

X

*Unit

Suburb

Mooroolbark

Period-from

01 May 2018

to

30 Apr 2019

Source

Corelogic

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

39A Shirley Street Mooroolbark VIC 3138	\$608,000	12-Mar-19
42 Hedwig Drive Mooroolbark VIC 3138	\$606,000	18-May-19
23A Williams Road Mooroolbark VIC 3138	\$607,500	03-Apr-19

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.~~

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39A Shirley Street Mooroolbark VIC 3138 Sold Price **\$608,000** Sold Date **12-Mar-19**

 3  2  2

Distance **0.42km**



42 Hedwig Drive Mooroolbark VIC 3138 Sold Price **\$606,000** Sold Date **18-May-19**

 3  2  2

Distance **0.79km**



23A Williams Road Mooroolbark VIC 3138 Sold Price **\$607,500^{UN}** Sold Date **03-Apr-19**

 3  2  2

Distance **1.68km**

RS = Recent sale

UN = Undisclosed Sale

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