

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

36 Bimbadeen Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price

\$723,000

Property Type

House

Suburb

Mooroolbark

Period - From

01/01/2020

to

31/12/2020

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	6 Autumn Gr MOOROOLBARK 3138	\$750,000	28/01/2021
2	21 Landscape Dr MOOROOLBARK 3138	\$745,000	14/02/2021
3	11 Bimbadeen Dr MOOROOLBARK 3138	\$720,000	20/01/2021

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:

13/04/2021 14:20



 4  2  2

Property Type: House
Land Size: 869 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$750,000
Median House Price
Year ending December 2020: \$723,000

Comparable Properties



6 Autumn Gr MOOROOLBARK 3138 (REI/VG) **Agent Comments**

 4  2  2

Price: \$750,000
Method: Private Sale
Date: 28/01/2021
Property Type: House
Land Size: 888 sqm approx



21 Landscape Dr MOOROOLBARK 3138 (REI) **Agent Comments**

 4  3  2

Price: \$745,000
Method: Private Sale
Date: 14/02/2021
Property Type: House
Land Size: 873 sqm approx



11 Bimbadeen Dr MOOROOLBARK 3138 (REI) **Agent Comments**

 3  2  1

Price: \$720,000
Method: Private Sale
Date: 20/01/2021
Property Type: House
Land Size: 861 sqm approx