Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	36 Bimbadeen Drive, Mooroolbark Vic 3138
Including suburb and	
postcode	

Indicative selling price

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

Range between \$69	90,000	&	\$750,000
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Median sale price

Median price	\$723,000	Pro	perty 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

Aut	areas or comparable property	1 1100	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

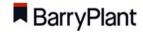
OR

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



Date of sale







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)

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

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

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

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454





Agent Comments