

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 25 Bellara Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$690,000 & \$740,000

Median sale price

Median price \$725,000 House X Unit Suburb Mooroolbark

Period - From 01/10/2017 to 30/09/2018 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	16 Dobell PI MOOROOLBARK 3138	\$720,000	22/05/2018
2	65 Greenslopes Dr MOOROOLBARK 3138	\$715,000	31/08/2018
3	31 Churchill Dr MOOROOLBARK 3138	\$690,000	07/09/2018

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.



Rooms:
Property Type: House (Res)
Land Size: 880 sqm approx
 Agent Comments

Indicative Selling Price
 \$690,000 - \$740,000
Median House Price
 Year ending September 2018: \$725,000

Comparable Properties



16 Dobell PI MOOROOLBARK 3138 (REI/VG) Agent Comments



Price: \$720,000
Method: Private Sale
Date: 22/05/2018
Rooms: 5
Property Type: House
Land Size: 888 sqm approx



65 Greenslopes Dr MOOROOLBARK 3138 (REI/VG) Agent Comments



Price: \$715,000
Method: Private Sale
Date: 31/08/2018
Rooms: 4
Property Type: House
Land Size: 883 sqm approx



31 Churchill Dr MOOROOLBARK 3138 (REI/VG) Agent Comments



Price: \$690,000
Method: Private Sale
Date: 07/09/2018
Rooms: 4
Property Type: House (Res)
Land Size: 869 sqm approx