

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**68 BELLARA DRIVE, MOOROOLBARK, VIC**  4  2  6

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$690,000 to \$759,000**

## MEDIAN SALE PRICE



### MOOROOLBARK, VIC, 3138

Suburb Median Sale Price (House)

**\$665,500**

01 July 2016 to 30 June 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**43 WOODVILLE RD, MOOROOLBARK, VIC 3138**  4  2  1

### Sale Price

**\$721,037**

Sale Date: 10/04/2017

Distance from Property: 1.4km



**72 LANCASTER RD, MOOROOLBARK, VIC 3138**  4  2  2

### Sale Price

**\*\$739,950**

Sale Date: 28/07/2017

Distance from Property: 2.6km



**9 MERIDIAN CRT, MOOROOLBARK, VIC 3138**  4  2  4

### Sale Price

**\*\$765,000**

Sale Date: 15/07/2017

Distance from Property: 1km



This report has been compiled on 07/08/2017 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

68 BELLARA DRIVE, MOOROOLBARK, VIC 3138

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$690,000 to \$759,000

Median sale price

Median price

\$665,500

House

X

Unit


Suburb

MOOROOLBARK

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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
43 WOODVILLE RD, MOOROOLBARK, VIC 3138	\$721,037	10/04/2017
72 LANCASTER RD, MOOROOLBARK, VIC 3138	*\$739,950	28/07/2017
9 MERIDIAN CRT, MOOROOLBARK, VIC 3138	*\$765,000	15/07/2017