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

7a Bellara Drive, Mooroolbark Vic 3138

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$650,000		&		\$715,000			
Median sale pi	rice							
Median price	\$613,500	Pro	operty Type	Unit			Suburb	Mooroolbark
Period - From	10/06/2020	to	09/06/2021		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	353a Hull Rd MOOROOLBARK 3138	\$765,000	22/04/2021
2	225a Maroondah Hwy CHIRNSIDE PARK 3116	\$640,000	05/03/2021
3	12a Bridges Av MOOROOLBARK 3138	\$656,000	23/02/2021

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:

10/06/2021 12:51









Property Type: Agent Comments Indicative Selling Price \$650,000 - \$715,000 Median Unit Price 10/06/2020 - 09/06/2021: \$613,500

Comparable Properties



353a Hull Rd MOOROOLBARK 3138 (REI)



Price: \$765,000 Method: Private Sale Date: 22/04/2021 Property Type: Unit Land Size: 315 sqm approx Agent Comments



225a Maroondah Hwy CHIRNSIDE PARK 3116 Agent Comments (REI/VG)



Price: \$640,000 Method: Private Sale Date: 05/03/2021 Property Type: Townhouse (Single)



12a Bridges Av MOOROOLBARK 3138 (REI/VG) Agent Comments



Price: \$656,000 Method: Sold Before Auction Date: 23/02/2021 Property Type: Unit Land Size: 477 sqm approx

Account - Philip Webb





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.