

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$715,000

### Median sale price

Median price \$613,500

Property Type Unit

Suburb Mooroolbark

Period - From 10/06/2020

to 09/06/2021

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	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)**

Agent Comments



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



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

Agent Comments



**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