

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 23 Bellara Drive, Mooroolbark

Indicative selling price

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

Single price \$* or range between \$580,000 & \$638,000

Median sale price

Median price \$690,000 *House ☒ *Unit ☐ Suburb Mooroolbark 3138

Period - From 01/07/2018 to 30/09/2018 Source REIV

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
12 Shirley Street, Mooroolbark	\$650,000	08/10/2018
5 Meadowlark Lane, Mooroolbark	\$653,000	20/09/2018
15 Lansell Road, Mooroolbark	\$646,000	23/10/2018

OR

~~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.~~