

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

3 Alawara Drive Mooroolbark VIC 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Mooroolbark

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

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 6 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 Meridian Court Mooroolbark VIC 3138	\$829,500	22-Nov-20
5 Shadowplay Road Mooroolbark VIC 3138	\$840,000	27-Jan-21
95 Bellara Drive Mooroolbark VIC 3138	\$840,000	13-Jan-21

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 6 months.~~

This Statement of Information was prepared on: 05 March 2021



1 Meridian Court Mooroolbark VIC 3138

Sold Price

\$829,500

Sold Date **22-Nov-20**

3 2 -

Distance **0.56km**



5 Shadowplay Road Mooroolbark VIC 3138

Sold Price

^{RS} **\$840,000**

Sold Date **27-Jan-21**

3 2 2

Distance **0.53km**



95 Bellara Drive Mooroolbark VIC 3138

Sold Price

Sold Date **13-Jan-21**

6 2 3

Distance **1.38km**

RS = Recent sale

UN = Undisclosed Sale

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