

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

99b Bellara Drive, Croydon Vic 3136

Indicative selling price

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

Range between \$680,000 & \$720,000

Median sale price

Median price \$906,000 Property Type House Suburb Croydon

Period - From 01/10/2023 to 31/12/2023 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	26 Monomeith St MOOROOLBARK 3138	\$720,500	22/10/2023
2	9 Marlow St MOOROOLBARK 3138	\$720,000	03/12/2023
3	1/355 Maroondah Hwy CROYDON NORTH 3136	\$715,000	10/11/2023

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:

07/02/2024 10:20



Property Type:

Agent Comments

Comparable Properties



26 Monomeith St MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$720,500

Method: Private Sale

Date: 22/10/2023

Property Type: House



9 Marlow St MOOROOLBARK 3138 (VG)

Agent Comments



Price: \$720,000

Method: Sale

Date: 03/12/2023

Property Type: House (Res)

Land Size: 428 sqm approx



1/355 Maroondah Hwy CROYDON NORTH 3136 (REI/VG)

Agent Comments



Price: \$715,000

Method: Private Sale

Date: 10/11/2023

Property Type: Unit

Land Size: 397 sqm approx