

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

26A COOLABAH STREET 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

\$840,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Mooroolbark

Period-from

01 Feb 2023

to

31 Jan 2024

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

22A BELLARA DRIVE MOOROOLBARK VIC 3138	\$850,000	25-Aug-23
22B BELLARA DRIVE MOOROOLBARK VIC 3138	\$850,000	25-Aug-23
2A NOLA COURT CROYDON VIC 3136	\$950,000	01-Apr-23

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: 14 February 2024



22A BELLARA DRIVE

MOOROOLBARK VIC 3138

3

2

1

Sold Price

\$850,000

Sold Date

25-Aug-23

Distance

0.42km



22B BELLARA DRIVE

MOOROOLBARK VIC 3138

3

2

2

Sold Price

^{RS}\$850,000

Sold Date

25-Aug-23

Distance

0.42km



2A NOLA COURT CROYDON VIC

3136

3

2

3

Sold Price

\$950,000

Sold Date

01-Apr-23

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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