

# 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 postcode

Including suburb and 44 Bellara Drive, Mooroolbark, VIC 3138

#### Indicative selling price

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Range Between	\$920,000	And	\$990,000		
Median sale price					
(*Delete house or unit as	applicable)				
Median price	\$880,000 * <del>Ur</del>	nit/House x	Suburb Moo	oolbark	
Period - From	01/01/24 to	31/03/24	Source	Pricefinder	

### 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	
5 ROSS PINCOTT DR, MOOROOLBARK, VIC 3138	\$975,000	09/02/2024	
25 MEADOWLARK LANE, MOOROOLBARK, VIC 3138	\$912,000	26/03/2024	
26 KIRKFORD DR, MOOROOLBARK, VIC 3138	\$935,000	26/02/2024	

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: 15/04/2024

