

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

8a Bellara Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$890,000 & \$960,000

Median sale price

Median price \$663,000 Property Type Unit Suburb Mooroolbark

Period - From 01/07/2023 to 30/09/2023 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	29A Rodleigh St CROYDON 3136	\$1,010,000	26/05/2023
2	6 Blundell PI MOOROOLBARK 3138	\$1,001,000	04/09/2023
3	22a Savanna Dr MOOROOLBARK 3138	\$880,000	15/09/2023

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:

24/11/2023 13:37



Property Type:

Agent Comments

Indicative Selling Price

\$890,000 - \$960,000

Median Unit Price

September quarter 2023: \$663,000

Comparable Properties



29A Rodleigh St CROYDON 3136 (REI/VG)

Agent Comments



Price: \$1,010,000

Method: Sold Before Auction

Date: 26/05/2023

Property Type: House (Res)

Land Size: 239 sqm approx



6 Blundell PI MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$1,001,000

Method: Private Sale

Date: 04/09/2023

Property Type: House

Land Size: 504 sqm approx



22a Savanna Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$880,000

Method: Private Sale

Date: 15/09/2023

Property Type: House

Land Size: 431 sqm approx

Account - Woodards | P: 0390563899