## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 97 Bellara Drive, Mooroolbark Vic 3138

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range between \$740,000			&		\$780,000			
Median sale p	rice							
Median price	\$839,000	Pro	operty Type	Hou	se		Suburb	Mooroolbark
Period - From	12/06/2023	to	11/06/2024		So	ource	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	55a Bellara Dr MOOROOLBARK 3138	\$765,000	29/05/2024
2	8 Lyons Rd CROYDON NORTH 3136	\$755,000	09/02/2024
3	20 Monomeith St MOOROOLBARK 3138	\$748,000	29/02/2024

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:

12/06/2024 15:50







Property Type: House (Res) Land Size: 532 sqm approx Agent Comments Indicative Selling Price \$740,000 - \$780,000 Median House Price 12/06/2023 - 11/06/2024: \$839,000

# **Comparable Properties**

Nicel Jones	55a Bellara Dr MOOROOLBARK 3138 (REI) 3 1 1 1 Price: \$765,000 Method: Private Sale Date: 29/05/2024 Property Type: House	Agent Comments
CIFATRE.	8 Lyons Rd CROYDON NORTH 3136 (REI/VG) 3 1 2 Price: \$755,000 Method: Private Sale Date: 09/02/2024 Property Type: House Land Size: 417 sqm approx	Agent Comments
BELL	20 Monomeith St MOOROOLBARK 3138 (REI/VG) 3 1 2 Price: \$748,000 Method: Private Sale Date: 29/02/2024 Property Type: House Land Size: 392 sqm approx	Agent Comments

#### Account - Barry Plant | P: 03 9722 7166 | F: 03 9722 7008





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