

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

97 Bellara Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$740,000 & \$780,000

Median sale price

Median price \$839,000 Property Type House Suburb Mooroolbark

Period - From 12/06/2023 to 11/06/2024 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	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



55a Bellara Dr MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$765,000

Method: Private Sale

Date: 29/05/2024

Property Type: House



8 Lyons Rd CROYDON NORTH 3136 (REI/VG)

Agent Comments



Price: \$755,000

Method: Private Sale

Date: 09/02/2024

Property Type: House

Land Size: 417 sqm approx



20 Monomeith St MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$748,000

Method: Private Sale

Date: 29/02/2024

Property Type: House

Land Size: 392 sqm approx

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