

## 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 2/51 Cambridge Road, Mooroolbark Vic 3138

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$490,000 & \$539,000

#### Median sale price

Median price \$720,000 House X Unit Suburb Mooroolbark

Period - From 01/01/2017 to 31/12/2017 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	2/73 Lincoln Rd CROYDON 3136	\$535,000	10/10/2017
2	3/11 Wordsworth St MOOROOLBARK 3138	\$521,500	21/12/2017
3	20/33 Cambridge Rd MOOROOLBARK 3138	\$502,000	01/08/2017

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.



 2  1  2

**Rooms:**  
**Property Type:**  
 Flat/Unit/Apartment (Res)  
**Land Size:** 981 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$490,000 - \$539,000  
**Median House Price**  
 Year ending December 2017: \$720,000

## Comparable Properties



2/73 Lincoln Rd CROYDON 3136 (REI/VG)

Agent Comments

 2  1  1

**Price:** \$535,000  
**Method:** Private Sale  
**Date:** 10/10/2017  
**Rooms:** 4  
**Property Type:** Unit  
**Land Size:** 249 sqm approx



3/11 Wordsworth St MOOROOLBARK 3138 (REI)

Agent Comments

 2  1  2

**Price:** \$521,500  
**Method:** Private Sale  
**Date:** 21/12/2017  
**Rooms:** 3  
**Property Type:** Flat/Unit/Apartment (Res)  
**Land Size:** 237 sqm approx



20/33 Cambridge Rd MOOROOLBARK 3138 (REI)

Agent Comments

 2  2  1

**Price:** \$502,000  
**Method:** Private Sale  
**Date:** 01/08/2017  
**Rooms:** 5  
**Property Type:** Townhouse (Single)