

#### 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	2/51 Cambridge Road, Mooroolbark Vic 3138
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$490,000	&	\$539,000
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#### Median sale price

Median price	\$720,000	Hou	ıse 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.

Ad	dress 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

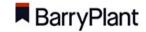
#### OR

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.





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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)

**4** 2 **-** 1

Price: \$535,000 Method: Private Sale Date: 10/10/2017 Rooms: 4

Property Type: Unit Land Size: 249 sqm approx **Agent Comments** 



3/11 Wordsworth St MOOROOLBARK 3138

(REI)

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**Price:** \$521,500 **Method:** Private Sale **Date:** 21/12/2017

Rooms: 3

Property Type: Flat/Unit/Apartment (Res)

Land Size: 237 sqm approx

Agent Comments



20/33 Cambridge Rd MOOROOLBARK 3138

(REI)

**6** 

**Price:** \$502,000 **Method:** Private Sale **Date:** 01/08/2017

Rooms: 5

Property Type: Townhouse (Single)

**Agent Comments** 

**Account** - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122





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