

Date: 21/08/2018

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



### Property offered for sale

Address  
Including suburb or  
locality and postcode

76a Cardigan 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) (\*Delete single price or range as applicable)

Range between \$670,000 & \$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$

\*House

X

\*Unit

Suburb  
or locality

Mooroolbark

Period - From

01/04/2018

to

30/06/2018

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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 22A Russell Ave MOOROOLBARK 3138	\$728,250	18/05/2018
2 54A Esther Cr MOOROOLBARK 3138	\$719,000	12/05/2018
3 36A Kipling Ave MOOROOLBARK 3138	\$670,000	08/05/2018

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~