

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

141 Cambridge Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$791,000 Property Type House Suburb Mooroolbark

Period - From 01/10/2020 to 30/09/2021 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	20 Greenslopes Dr MOOROOLBARK 3138	\$677,500	07/10/2021
2	3/1 Alastair Ct KILSYTH 3137	\$672,680	02/09/2021
3	75a Cardigan Rd MOOROOLBARK 3138	\$665,000	15/07/2021

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:

23/11/2021 11:07

141 Cambridge Road, Mooroolbark Vic 3138



PhilipWebb

David Blundell

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Indicative Selling Price

\$620,000 - \$680,000

Median House Price

Year ending September 2021: \$791,000



Rooms: 5

Property Type: House

Agent Comments

Comparable Properties



20 Greenslopes Dr MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$677,500

Method: Private Sale

Date: 07/10/2021

Property Type: House

Land Size: 438 sqm approx



3/1 Alastair Ct KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$672,680

Method: Private Sale

Date: 02/09/2021

Property Type: Unit

Land Size: 412 sqm approx



75a Cardigan Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$665,000

Method: Private Sale

Date: 15/07/2021

Property Type: Unit

Land Size: 300 sqm approx

Account - Philip Webb



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