

# 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

78a 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)

Range between \$700,000 & \$770,000

### Median sale price

Median price \$895,500 Property Type House Suburb Mooroolbark

Period - From 01/10/2021 to 31/12/2021 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	118 Lomond Av KILSYTH 3137	\$762,500	13/12/2021
2	18 Hansen Rd KILSYTH 3137	\$761,000	23/09/2021
3	14a Lomond Av KILSYTH 3137	\$755,000	30/11/2021

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:

01/02/2022 11:59



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$700,000 - \$770,000  
**Median House Price**  
December quarter 2021: \$895,500

## Comparable Properties



**118 Lomond Av KILSYTH 3137 (REI/VG)**

Agent Comments



**Price:** \$762,500  
**Method:** Private Sale  
**Date:** 13/12/2021  
**Property Type:** House  
**Land Size:** 546 sqm approx



**18 Hansen Rd KILSYTH 3137 (VG)**

Agent Comments



**Price:** \$761,000  
**Method:** Sale  
**Date:** 23/09/2021  
**Property Type:** House (Res)  
**Land Size:** 333 sqm approx



**14a Lomond Av KILSYTH 3137 (REI)**

Agent Comments



**Price:** \$755,000  
**Method:** Auction Sale  
**Date:** 30/11/2021  
**Property Type:** Unit  
**Land Size:** 339 sqm approx

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