

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

3/123 Cambridge Road Mooroolbark VIC 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$640,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Mooroolbark

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

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 6 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

12A Bridges Avenue Mooroolbark VIC 3138	\$656,000	23-Feb-21
52A Cambridge Road Kilsyth VIC 3137	\$662,000	15-Jan-21

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 6 months.

This Statement of Information was prepared on: 08 May 2021



12A Bridges Avenue Mooroolbark VIC 3138

3 2 2

Sold Price **\$656,000** Sold Date **23-Feb-21**

Distance **0.53km**



52A Cambridge Road Kilsyth VIC 3137

3 2 2

Sold Price **\$662,000** Sold Date **15-Jan-21**

Distance **0.64km**

RS = Recent sale UN = Undisclosed Sale

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