

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

173a Cambridge Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$630,000 & \$690,000

Median sale price

Median price \$570,000

Property Type Unit

Suburb Mooroolbark

Period - From 01/07/2019

to 30/09/2019

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	55a Lomond Av KILSYTH 3137	\$670,000	29/07/2019
2	71 Balmoral St KILSYTH 3137	\$658,000	10/05/2019
3	3 Mills PI MOOROOLBARK 3138	\$629,950	21/09/2019

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:

06/11/2019 10:45



Property Type:
Agent Comments

Indicative Selling Price
\$630,000 - \$690,000
Median Unit Price
September quarter 2019: \$570,000

Comparable Properties



55a Lomond Av KILSYTH 3137 (VG)

Agent Comments



Price: \$670,000
Method: Sale
Date: 29/07/2019
Property Type: Unit
Land Size: 275 sqm approx



71 Balmoral St KILSYTH 3137 (VG)

Agent Comments



Price: \$658,000
Method: Sale
Date: 10/05/2019
Property Type: House (Res)
Land Size: 263 sqm approx



3 Mills PI MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$629,950
Method: Private Sale
Date: 21/09/2019
Property Type: Townhouse (Single)
Land Size: 133 sqm approx