

# 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 169 Cambridge 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 \$795,000 & \$850,000

### Median sale price

Median price \$739,000 Property type House Suburb Mooroolbark

Period - From 01/10/2019 to 31/12/2019 Source REIV

### Comparable property sales

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
118 CheryInne Crescent, Kilsyth Vic 3137	\$866,000	26/09/2019
38 Kiloran Avenue, Kilsyth Vic 3137	\$843,000	25/11/2019
7 Tiverton Circuit, Mooroolbark Vic 3138	\$790,000	03/09/2019

This Statement of Information was prepared on: 06/02/2020