Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

31 Cardigan Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$780,000	&	\$820,000
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Median sale price

Median price	\$880,000	Pro	perty Type	House		Suburb	Mooroolbark
Period - From	01/04/2022	to	30/06/2022		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

	aress of comparable property	1 1100	Date of Sale
1	2 Cowley Ct MOOROOLBARK 3138	\$830,000	24/08/2022
2	55 Carronvale Rd MOOROOLBARK 3138	\$826,000	21/08/2022
3	1 Donne Ct MOOROOLBARK 3138	\$772,500	15/09/2022

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:	15/09/2022 13:10



Date of sale





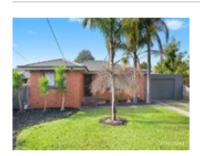


Property Type: House Land Size: 879 sqm approx

Agent Comments

Indicative Selling Price \$780,000 - \$820,000 **Median House Price** June quarter 2022: \$880,000

Comparable Properties



2 Cowley Ct MOOROOLBARK 3138 (REI)





Price: \$830,000 Method: Private Sale Date: 24/08/2022 Property Type: House Land Size: 894 sqm approx **Agent Comments**



55 Carronvale Rd MOOROOLBARK 3138 (REI) Agent Comments







Price: \$826,000 Method: Private Sale Date: 21/08/2022

Property Type: House (Res) Land Size: 1006 sqm approx



Price: \$772,500 Method: Private Sale Date: 15/09/2022 Property Type: House Land Size: 897 sqm approx Agent Comments



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



