

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

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

Median sale price

Median price

\$880,000

Property 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	Price	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



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)

Agent Comments



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



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



1 Donne Ct MOOROOLBARK 3138 (REI)

Agent Comments



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

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