## 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

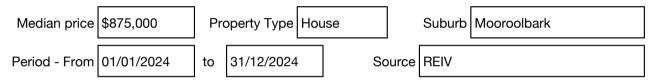
7/213 Cambridge Road, Mooroolbark Vic 3138

#### Indicative selling price

For the meaning of this		

Single price \$839,950

#### Median sale price



#### 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	2A Belinda CI KILSYTH 3137	\$813,000	19/12/2024
2	3/60 Durham Rd KILSYTH 3137	\$830,000	31/10/2024
3	2/6 Glen Dhu Rd KILSYTH 3137	\$850,000	19/08/2024

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:

20/01/2025 16:10





Ashley Hutson





Property Type: Townhouse Land Size: 200 sqm approx Agent Comments 4 Year old (approx) home in a complex of 20 97353300 0408 335 403 ahutson@barryplant.com.au

Indicative Selling Price \$839,950 Median House Price Year ending December 2024: \$875,000

# **Comparable Properties**

	2A Belinda CI KILSYTH 3137 (REI) 3 2 2 2 Price: \$813,000 Method: Private Sale Date: 19/12/2024 Property Type: House Land Size: 326 sqm approx	Agent Comments
	3/60 Durham Rd KILSYTH 3137 (REI/VG) 3 2 2 2 Price: \$830,000 Method: Private Sale Date: 31/10/2024 Property Type: Unit	Agent Comments
CTURE OF C	2/6 Glen Dhu Rd KILSYTH 3137 (REI) 3 2 2 2 Price: \$850,000 Method: Private Sale Date: 19/08/2024 Property Type: Unit	Agent Comments

#### Account - Barry Plant | P: 03 9735 3300



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