

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

13/15 Cambridge Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$550,000 & \$595,000

Median sale price

Median price \$630,000

Property Type Unit

Suburb Mooroolbark

Period - From 01/10/2020

to 30/09/2021

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	5/237-239 Hull Rd MOOROOLBARK 3138	\$620,000	13/09/2021
2	119 Lincoln Rd CROYDON 3136	\$595,000	27/09/2021
3	4/180-182 Dorset Rd CROYDON 3136	\$545,000	30/09/2021

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:

30/11/2021 15:33

13/15 Cambridge Road, Mooroolbark Vic 3138

Miles Howell

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Indicative Selling Price

\$550,000 - \$595,000

Median Unit Price

Year ending September 2021: \$630,000



 2  1  1

Property Type: Unit

Land Size: 170 sqm approx

Agent Comments

Comparable Properties



5/237-239 Hull Rd MOOROOLBARK 3138 (REI) **Agent Comments**

 2  1  1

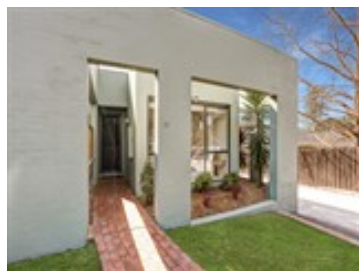
Price: \$620,000

Method: Private Sale

Date: 13/09/2021

Property Type: Unit

Land Size: 288 sqm approx



119 Lincoln Rd CROYDON 3136 (REI/VG) **Agent Comments**

 2  1  1

Price: \$595,000

Method: Private Sale

Date: 27/09/2021

Property Type: Unit

Land Size: 223 sqm approx



4/180-182 Dorset Rd CROYDON 3136 (REI) **Agent Comments**

 2  1  1

Price: \$545,000

Method: Private Sale

Date: 30/09/2021

Property Type: Unit

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354