

**Date:** 5-2-18

Statement of Information

**Single residential property located in the Melbourne metropolitan area**

**Sections 47AF of the *Estate Agents Act 1980***



**Property offered for sale**

Address  
Including suburb and  
postcode 3/6 Cardigan Road, Mooroolbark 3138

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$639,000

**Median sale price**

Median price \$605,000

Unit X

Suburb Mooroolbark

Period - From 1/10/17

to 31/12/17

Source REIV

**Comparable property sales**

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
27a Ballantyne Crescent, Kilsyth	\$640,000	7/12/17
2c Zina Grove, Mooroolbark	\$620,000	2/1/18
55 Esther Crescent, Mooroolbark	\$615,000	19/1/18