

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

187 Cambridge Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$655,000 & \$720,000

Median sale price

Median price \$745,000 Property Type House Suburb Mooroolbark

Period - From 01/01/2021 to 31/03/2021 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	176 Cambridge Rd KILSYTH 3137	\$706,000	05/05/2021
2	6 Glenbrook CI MOOROOLBARK 3138	\$685,000	19/01/2021
3	73a Dryden Conc MOOROOLBARK 3138	\$659,000	01/03/2021

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:

11/05/2021 13:50

187 Cambridge Road, Mooroolbark Vic 3138



PhilipWebb

David Blundell

03 8870 2888

0448 170 152

dblundell@philipwebb.com.au

Indicative Selling Price

\$655,000 - \$720,000

Median House Price

March quarter 2021: \$745,000



3 2 3

Property Type: House

Land Size: 876 sqm approx

Agent Comments

Comparable Properties



176 Cambridge Rd KILSYTH 3137 (REI)

Agent Comments

3 2 3

Price: \$706,000

Method: Private Sale

Date: 05/05/2021

Property Type: House

Land Size: 867 sqm approx



6 Glenbrook CI MOOROOLBARK 3138 (REI)

Agent Comments

3 2 1

Price: \$685,000

Method: Private Sale

Date: 19/01/2021

Property Type: House

Land Size: 577 sqm approx



73a Dryden Conc MOOROOLBARK 3138
(REI/VG)

Agent Comments

3 2 2

Price: \$659,000

Method: Private Sale

Date: 01/03/2021

Property Type: House

Land Size: 584 sqm approx

Account - Philip Webb



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.