## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 57 Cambridge Road, Mooroolbark Vic 3138

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$890,000		&		\$950,000			
Median sale p	rice							
Median price	\$730,000	Pro	operty Type	Hous	se		Suburb	Mooroolbark
Period - From	01/10/2019	to	30/09/2020	)	So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	3 Mountain Dr MOOROOLBARK 3138	\$915,000	03/12/2020
2	13 Glen Dhu Rd KILSYTH 3137	\$866,000	27/10/2020
3	6 St James Park Rise MOOROOLBARK 3138	\$860,000	09/11/2020

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:

10/12/2020 11:17



57 Cambridge Road, Mooroolbark Vic 3138



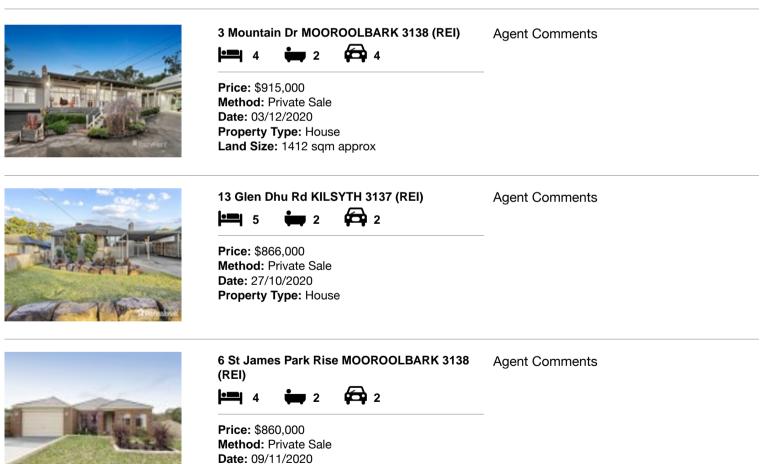




Property Type: House Land Size: 865 sqm approx Agent Comments Miles Howell 9725 0000 0437 618 150 mileshowell@methven.com.au

Indicative Selling Price \$890,000 - \$950,000 Median House Price Year ending September 2020: \$730,000

# **Comparable Properties**



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

propertydata

Property Type: House Land Size: 630 sqm approx



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.