

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

57 Cambridge Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$890,000 & \$950,000

Median sale price

Median price \$730,000 Property Type House Suburb Mooroolbark

Period - From 01/10/2019 to 30/09/2020 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	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

Miles Howell

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Indicative Selling Price

\$890,000 - \$950,000

Median House Price

Year ending September 2020: \$730,000



 4  2  2

Property Type: House

Land Size: 865 sqm approx

Agent Comments

Comparable Properties



3 Mountain Dr MOOROOLBARK 3138 (REI)

Agent Comments

 4  2  4

Price: \$915,000

Method: Private Sale

Date: 03/12/2020

Property Type: House

Land Size: 1412 sqm approx



13 Glen Dhu Rd KILSYTH 3137 (REI)

Agent Comments

 5  2  2

Price: \$866,000

Method: Private Sale

Date: 27/10/2020

Property Type: House



6 St James Park Rise MOOROOLBARK 3138 (REI)

Agent Comments

 4  2  2

Price: \$860,000

Method: Private Sale

Date: 09/11/2020

Property Type: House

Land Size: 630 sqm approx