

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	139 Cambridge Road, Mooroolbark
---------	---------------------------------

Indicative selling price

range between	\$810,000	&	\$890,000
---------------	-----------	---	-----------

Median sale price

Median price	\$852,500	Property type	House	Suburb	Mooroolbark
Period - From	01/06/2021	to	15/11/2021	Source	R.E.I.V

Comparable property sales

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 19 Chinook Cr MOOROOLBARK 3138	\$880,000	30/06/2021
2 3 Selina Av MOOROOLBARK 3138	\$855,000	13/10/2021
3 18 Parry Dr MOOROOLBARK 3138	\$850,000	12/05/2021