

## 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	5/51 Cambridge Road, Mooroolbark Vic 3138
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#### Indicative selling price

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

Single price	\$529,950
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#### Median sale price

Median price	\$605,000	House		Unit	X	Suburb	Mooroolbark
Period - From	01/10/2017	to	31/12/2017	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	1/461 Mt Dandenong Rd KILSYTH 3137	\$540,000	01/02/2018
2	2/51 Cambridge Rd MOOROOLBARK 3138	\$532,000	31/01/2018
3	6/212 Hull Rd MOOROOLBARK 3138	\$521,500	27/02/2018

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.



**Rooms:**  
**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$529,950  
**Median Unit Price**  
December quarter 2017: \$605,000

## Comparable Properties



1/461 Mt Dandenong Rd KILSYTH 3137 (REI) Agent Comments



**Price:** \$540,000  
**Method:** Private Sale  
**Date:** 01/02/2018  
**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 344 sqm approx



2/51 Cambridge Rd MOOROOLBARK 3138 (REI) Agent Comments



**Price:** \$532,000  
**Method:** Private Sale  
**Date:** 31/01/2018  
**Rooms:** 3  
**Property Type:** House (Res)



6/212 Hull Rd MOOROOLBARK 3138 (REI) Agent Comments



**Price:** \$521,500  
**Method:** Private Sale  
**Date:** 27/02/2018  
**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 189 sqm approx