

## 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

145 CAMBRIDGE ROAD MOOROOLBARK VIC 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Mooroolbark

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

### 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 6 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 140 LOMOND AVENUE KILSYTH VIC 3137        | \$705,000 | 07-Sep-23 |
| 22 LONGFELLOW AVENUE MOOROOLBARK VIC 3138 | \$770,000 | 20-Oct-23 |
| 5 BRIDGES AVENUE MOOROOLBARK VIC 3138     | \$720,000 | 28-Sep-23 |

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 6 months.~~

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**140 LOMOND AVENUE KILSYTH  
VIC 3137**

 3  1  1

Sold Price **\$705,000** Sold Date **07-Sep-23**

Distance **0.34km**



**22 LONGFELLOW AVENUE  
MOOROOLBARK VIC 3138**

 3  1  2

Sold Price **\$770,000** Sold Date **20-Oct-23**

Distance **0.42km**



**5 BRIDGES AVENUE  
MOOROOLBARK VIC 3138**

 3  1  4

Sold Price **\$720,000** Sold Date **28-Sep-23**

Distance **0.7km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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