

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

2/12 Cardigan Road, Mooroolbark Vic 3138

Indicative selling price

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

Single price

\$649,500

Median sale price

Median price

\$584,000

Property type

Unit

Suburb

Mooroolbark

Period - From

01/10/2023

to

31/12/2023

Source

REIV

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
77 Manchester Road, Mooroolbark Vic 3138	\$655,500	29/02/2024
3/395 Hull Road, Mooroolbark Vic 3138	\$638,000	20/03/2024
2/434 Hull Road, Mooroolbark Vic 3138	\$625,000	19/01/2024

This Statement of Information was prepared on:

12/04/2024

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

5/12 Cardigan Road, Mooroolbark Vic 3138

Indicative selling price

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

Single price

\$679,500

Median sale price

Median price

\$584,000

Property type

Unit

Suburb

Mooroolbark

Period - From

01/10/2023

to

31/12/2023

Source

REIV

Comparable property sales

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:

12/04/2024