

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

85-87 Cambridge Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$920,000

&

\$980,000

Median sale price

Median price

\$810,000

Property Type

House

Suburb

Mooroolbark

Period - From

01/04/2023

to

30/06/2023

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		
2		
3		

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:

21/07/2023 16:25

85-87 Cambridge Road, Mooroolbark Vic 3138



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Indicative Selling Price
\$920,000 - \$980,000
Median House Price
June quarter 2023: \$810,000



3 2 2

Property Type: House (Previously Occupied - Detached)
Land Size: 1462 sqm approx

Agent Comments

A massive 1,462sqm block in a highly sought-after location with 26m frontage. This property presents the perfect canvas for savvy investors, developers, or families who want to land bank and capitalise on its impressive potential.

Comparable Properties

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.

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354



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