



STATEMENT OF INFORMATION

165 CAMBRIDGE ROAD, MOOROOLBARK
PREPARED BY BELL REAL ESTATE MONTROSE, 896 MT DANDENONG ROAD, MONTROSE

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

165 Cambridge 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

or range
between

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,000

Property type

Unit

Suburb

Mooroolbark

Period-from

01 Feb 2021

to

31 Jan 2022

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

16 Swinburne Avenue Mooroolbark VIC 3138	\$685,000	12-Oct-21
30 Cardigan Road Mooroolbark VIC 3138	\$660,000	24-Nov-21
36 Winyard Drive Mooroolbark VIC 3138	\$685,000	14-Oct-21

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.~~

This Statement of Information was prepared on: 24 February 2022

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16 Swinburne Avenue Mooroolbark VIC 3138 Sold Price **\$685,000** Sold Date **12-Oct-21**

3 1 2

Distance **0.66km**



30 Cardigan Road Mooroolbark VIC 3138 Sold Price **\$660,000** Sold Date **24-Nov-21**

3 1 2

Distance **1.02km**



36 Winyard Drive Mooroolbark VIC 3138 Sold Price **\$685,000** Sold Date **14-Oct-21**

3 1 1

Distance **1.76km**

RS = Recent sale UN = Undisclosed Sale

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