# 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

4/63 Cambridge Road, Mooroolbark Vic 3138

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	\$700,000	&	\$750,000					
Median sale price								
Median price	\$653,500	Property Type Ur	nit	Suburb	Mooroolbark			
Period - From	12/02/2024	to 11/02/2025	Sour	ce Property	/ Data			

## 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.

Ad	dress of comparable property	Price	Date of sale
1	3/5 Anita St KILSYTH 3137	\$730,000	10/02/2025
2	11/94 Brice Av MOOROOLBARK 3138	\$700,000	15/01/2025
3	1/37 Diane Cr MOOROOLBARK 3138	\$750,000	14/01/2025

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:

12/02/2025 15:24





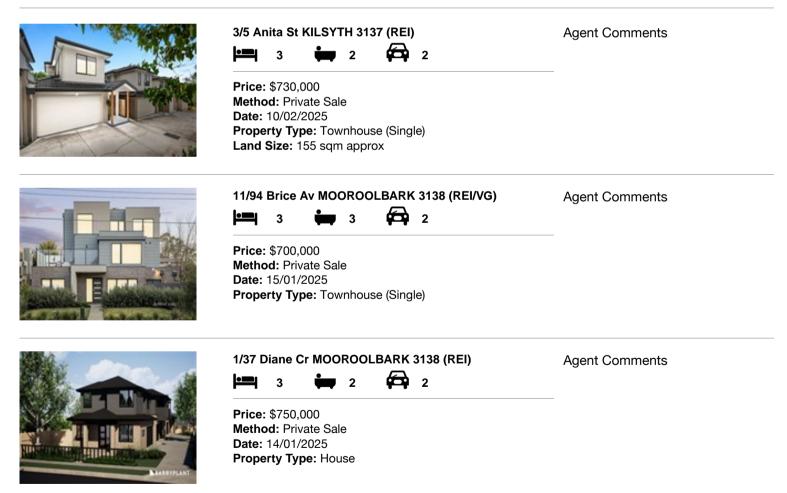




**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$700,000 - \$750,000 Median Unit Price 12/02/2024 - 11/02/2025: \$653,500

# **Comparable Properties**



#### Account - Barry Plant | P: 03 9735 3300



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