

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

2/4-6 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

\$690,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$671,000

Property type

Unit

Suburb

Mooroolbark

Period-from

01 Jun 2022

to

31 May 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

1 DUGGIE MEWS KILSYTH VIC 3137	\$690,000	05-May-23
1/8 MONTGOMERY COURT KILSYTH VIC 3137	\$715,000	10-Feb-23
39 SPRIGGS DRIVE CROYDON VIC 3136	\$692,000	11-Feb-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.~~

This Statement of Information was prepared on: 07 June 2023



1 DUGGIE MEWS KILSYTH VIC 3137

Sold Price

^{RS}

\$690,000

Sold Date

05-May-23



3



2



2

Distance

0.59km



**1/8 MONTGOMERY COURT
KILSYTH VIC 3137**

Sold Price

\$715,000

Sold Date

10-Feb-23



3



2



1

Distance

0.84km



**39 SPRIGGS DRIVE CROYDON VIC
3136**

Sold Price

\$692,000

Sold Date

11-Feb-23



3



2



1

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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