

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

2/6 Cardigan Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$580,000

&

\$620,000

Median sale price

Median price

\$585,000

Property Type

Unit

Suburb

Mooroolbark

Period - From

01/01/2020

to

31/12/2020

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	2/4 Shield Ct KILSYTH 3137	\$610,000	26/10/2020
2	4 Charles St KILSYTH 3137	\$605,000	13/12/2020
3	1/48 Newman Rd MOOROOLBARK 3138	\$600,000	07/10/2020

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:

11/03/2021 10:35



Property Type: Unit
Agent Comments

Indicative Selling Price
\$580,000 - \$620,000
Median Unit Price
Year ending December 2020: \$585,000

Comparable Properties



2/4 Shield Ct KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 26/10/2020
Property Type: Townhouse (Single)



4 Charles St KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$605,000
Method: Private Sale
Date: 13/12/2020
Property Type: House



1/48 Newman Rd MOOROOLBARK 3138 (VG)

Agent Comments



Price: \$600,000
Method: Sale
Date: 07/10/2020
Property Type: Flat/Unit/Apartment (Res)