### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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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
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#### Median sale price

Median price	\$585,000	Pro	perty 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

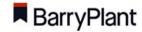
Add	dress of comparable property	Price	Date of sale
1	2/4 Shield Ct KILSYTH 3137	\$610,000	26/10/2020
2	4 Charles St KILSYTH 3137	\$605,000	13/12/2020
3	1/48 Newman Rd MOOROOLBARK 3138	\$600,000	07/10/2020

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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





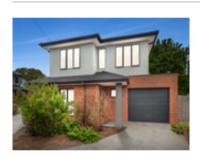




Property Type: Unit Agent Comments

**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)



Price: \$610,000 Method: Private Sale Date: 26/10/2020

Property Type: Townhouse (Single)

**Agent Comments** 



4 Charles St KILSYTH 3137 (REI/VG)

**———** 2





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

Agent Comments



1/48 Newman Rd MOOROOLBARK 3138 (VG)





**-** 2 Price: \$600,000

Method: Sale Date: 07/10/2020

Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



