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

111 Cambridge Road, Mooroolbark Vic 3138

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | | |
|--|------------|-----|-------------|-----|-----------|------|--------|-------------|--|--|
| Range betweer | \$720,000 | | & | | \$780,000 | | | | | |
| Median sale pr | rice | | | | | | | | | |
| Median price | \$828,000 | Pro | operty Type | Hou | se | | Suburb | Mooroolbark | | |
| Period - From | 01/10/2023 | to | 31/12/2023 | | So | urce | 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|----------------------------------|-----------|--------------|
| 1 | 87 Taylor Rd MOOROOLBARK 3138 | \$750,000 | 01/12/2023 |
| 2 | 9 Marlow St MOOROOLBARK 3138 | \$725,000 | 14/12/2023 |
| 3 | 92a Cardigan Rd MOOROOLBARK 3138 | \$720,000 | 01/01/2024 |

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:

08/04/2024 10:20





Jen Harlow



Property Type: House Land Size: 450 sqm approx Agent Comments

9870 6211 0415 356 657 jenharlow@jelliscraig.com.au

Indicative Selling Price \$720,000 - \$780,000 Median House Price December quarter 2023: \$828,000

Comparable Properties



87 Taylor Rd MOOROOLBARK 3138 (REI/VG) Agent Comments



Price: \$750,000 Method: Private Sale Date: 01/12/2023 Property Type: House Land Size: 474 sqm approx

9 Marlow St MOOROOLBARK 3138 (REI)

Agent Comments

Agent Comments





Price: \$725,000 Method: Private Sale Date: 14/12/2023 Property Type: House Land Size: 427 sqm approx

92a Cardigan Rd MOOROOLBARK 3138 (REI/VG)

- 3 **601** 1 2

Price: \$720.000 Method: Private Sale Date: 01/01/2024 Property Type: House Land Size: 270 sqm approx

Account - Jellis Craig | P: 03 9870 6211



propertydata

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