

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

2/197 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

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Mooroolbark

Period-from

01 Oct 2022

to

30 Sep 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

2/39 LIVERPOOL ROAD KILSYTH VIC 3137	\$550,000	28-May-23
2/26 COLCHESTER ROAD KILSYTH VIC 3137	\$575,000	08-Sep-23
53B MOUNTAIN VIEW ROAD KILSYTH VIC 3137	\$500,000	09-Aug-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: 24 October 2023

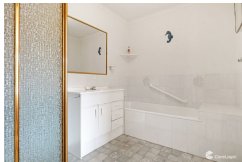


**2/39 LIVERPOOL ROAD KILSYTH
 VIC 3137**

2 1 1

Sold Price **\$550,000** Sold Date **28-May-23**

Distance **1.37km**

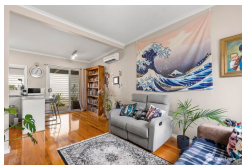


**2/26 COLCHESTER ROAD KILSYTH
 VIC 3137**

2 1 1

Sold Price ^{RS} **\$575,000** Sold Date **08-Sep-23**

Distance **1.99km**



**53B MOUNTAIN VIEW ROAD
 KILSYTH VIC 3137**

2 1 1

Sold Price ^{RS} **\$500,000** Sold Date **09-Aug-23**

Distance **1.68km**

RS = Recent sale **UN** = Undisclosed Sale

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