

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

37 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Mooroolbark

Period-from

01 Sep 2022

to

31 Aug 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

34 FELIX GROVE MOOROOLBARK VIC 3138	\$547,500	18-May-23
1 SERENITY CLOSE KILSYTH VIC 3137	\$540,000	10-Jul-23
2/39 LIVERPOOL ROAD KILSYTH VIC 3137	\$550,000	28-May-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: 27 September 2023



**34 FELIX GROVE MOOROOLBARK
VIC 3138**

Sold Price

^{RS}

\$547,500

Sold Date

18-May-23

2 1 1

Distance

0.84km



**1 SERENITY CLOSE KILSYTH VIC
3137**

Sold Price

\$540,000

Sold Date

10-Jul-23

2 2 1

Distance

0.85km



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

Sold Price

\$550,000

Sold Date

28-May-23

2 1 1

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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