

## 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

4/29 CAMBRIDGE ROAD MOOROOLBARK VIC 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$935,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Mooroolbark

Period-from

01 Jun 2023

to

31 May 2024

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

3/6 GLEN DHU ROAD KILSYTH VIC 3137

\$880,000

01-May-24

14A ROYAL AVENUE MOOROOLBARK VIC 3138

\$935,000

30-May-24

13 NEWHAVEN LANE CROYDON VIC 3136

\$890,000

14-Feb-24

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.~~

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3/6 GLEN DHU ROAD KILSYTH VIC 3137 Sold Price

<sup>RS</sup> \$880,000 Sold Date 01-May-24

3 2 2

Distance 0.7km



14A ROYAL AVENUE MOOROOLBARK VIC 3138 Sold Price

<sup>RS</sup> \$935,000 Sold Date 30-May-24

3 2 2

Distance 1.23km



13 NEWHAVEN LANE CROYDON VIC 3136 Sold Price

\$890,000 Sold Date 14-Feb-24

3 2 2

Distance 1.71km

RS = Recent sale

UN = Undisclosed Sale

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