

Date: 23/04/2019

Statement of Information  
**Single residential property located in Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*



**Property offered for sale**

Address  
Including suburb and  
postcode 2/64 Cardigan Road, Mooroolbark 3138

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$530,000 & \$580,000

**Median sale price**

Median price \$582,000 House  Unit  Suburb or locality Mooroolbark

Period - From 01/10/2018 to 31/12/2018 Source REIV

**Comparable property sales**

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	Price	Date of sale
36a Winyard Drive, Mooroolbark 3138	\$550,000	06/11/2018
3 Campbell Street, Mooroolbark 3138	\$571,611	19/03/2019
55a Esther Crescent, Mooroolbark 3138	\$567,300	28/02/2019