

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

51 Pembroke Road, Mooroolbark Vic 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$640,000 & \$690,000

Median sale price

Median price \$723,000 Property Type House Suburb Mooroolbark

Period - From 01/01/2020 to 31/03/2020 Source 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.

	Address of comparable property	Price	Date of sale
1	173a Cambridge Rd MOOROOLBARK 3138	\$688,053	30/12/2019
2	4a Lockhart Ct KILSYTH 3137	\$675,000	15/04/2020
3	72 Geoffrey Dr KILSYTH 3137	\$643,000	02/03/2020

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:

25/06/2020 14:28



 3  2  0

Property Type: House (Res)

Land Size: 545 sqm approx

Agent Comments

Indicative Selling Price

\$640,000 - \$690,000

Median House Price

March quarter 2020: \$723,000

Comparable Properties



173a Cambridge Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  2  2

Price: \$688,053

Method: Private Sale

Date: 30/12/2019

Property Type: Unit

Land Size: 310 sqm approx



4a Lockhart Ct KILSYTH 3137 (REI/VG)

Agent Comments

 3  2  2

Price: \$675,000

Method: Private Sale

Date: 15/04/2020

Rooms: 6

Property Type: House

Land Size: 343 sqm approx



72 Geoffrey Dr KILSYTH 3137 (VG)

Agent Comments

 3  -  -

Price: \$643,000

Method: Sale

Date: 02/03/2020

Property Type: Flat/Unit/Apartment (Res)

Land Size: 406 sqm approx