Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	13 Pascoe Court, Mooroolbark Vic 3138
Including suburb and	
postcode	

Indicative selling price

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

Range between \$890,000	&	\$950,000
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Median sale price

Median price \$685,000	Pro	operty Type Ho	use	Suburb	Mooroolbark
Period - From 01/07/2018	to	30/06/2019	Sour	rce 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

Add	dress of comparable property	Price	Date of sale
1	74 Lakeview Dr LILYDALE 3140	\$955,000	14/09/2019
2	1 Fernleigh Dr MOOROOLBARK 3138	\$926,500	22/08/2019
3	6 Wills Ct MOOROOLBARK 3138	\$910,000	26/04/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

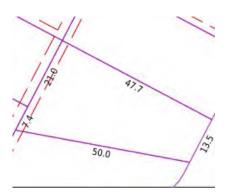
This Statement of Information was prepared on:	18/09/2019 10:50





Brent Earney 9725 0000 0409 726 136 brentearney@methven.com.au

Indicative Selling Price \$890,000 - \$950,000 **Median House Price** Year ending June 2019: \$685,000



Property Type: Land Land Size: 1000 sqm approx

Agent Comments

Comparable Properties



74 Lakeview Dr LILYDALE 3140 (REI)



Price: \$955,000 Method: Auction Sale Date: 14/09/2019 Rooms: 5

Property Type: House (Res) Land Size: 878 sqm approx

Agent Comments



1 Fernleigh Dr MOOROOLBARK 3138 (REI)





Price: \$926,500 Method: Private Sale Date: 22/08/2019 Property Type: House Land Size: 1507 sqm approx Agent Comments



6 Wills Ct MOOROOLBARK 3138 (VG)





Price: \$910,000 Method: Sale

Date: 26/04/2019 Property Type: House (Res) Land Size: 1000 sqm approx Agent Comments

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354



