

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

13 Pascoe Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$890,000 & \$950,000

Median sale price

Median price \$685,000 Property Type House Suburb Mooroolbark

Period - From 01/07/2018 to 30/06/2019 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	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 comparable properties 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

13 Pascoe Court, Mooroolbark Vic 3138

Brent Earney
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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)

Agent Comments



Price: \$955,000

Method: Auction Sale

Date: 14/09/2019

Rooms: 5

Property Type: House (Res)

Land Size: 878 sqm approx



1 Fernleigh Dr MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$926,500

Method: Private Sale

Date: 22/08/2019

Property Type: House

Land Size: 1507 sqm approx



6 Wills Ct MOOROOLBARK 3138 (VG)

Agent Comments



Price: \$910,000

Method: Sale

Date: 26/04/2019

Property Type: House (Res)

Land Size: 1000 sqm approx