

# 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

125a Pembroke 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)

Range between \$650,000 & \$690,000

### Median sale price

Median price \$680,000 Property Type House Suburb Mooroolbark

Period - From 01/01/2019 to 31/12/2019 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	79a Pembroke Rd MOOROOLBARK 3138	\$695,000	25/11/2019
2	12a Anglo Ct MOOROOLBARK 3138	\$685,000	05/12/2019
3	651 Mt Dandenong Rd KILSYTH 3137	\$685,000	05/12/2019

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:

30/01/2020 10:34



**Property Type:** Unit

**Land Size:** 303 sqm approx

Agent Comments

## Comparable Properties



**79a Pembroke Rd MOOROOLBARK 3138 (REI/VG)**

Agent Comments



**Price:** \$695,000

**Method:** Private Sale

**Date:** 25/11/2019

**Rooms:** 4

**Property Type:** House

**Land Size:** 446 sqm approx



**12a Anglo Ct MOOROOLBARK 3138 (REI)**

Agent Comments



**Price:** \$685,000

**Method:** Private Sale

**Date:** 05/12/2019

**Property Type:** House

**Land Size:** 292 sqm approx



**651 Mt Dandenong Rd KILSYTH 3137 (REI)**

Agent Comments



**Price:** \$685,000

**Method:** Private Sale

**Date:** 05/12/2019

**Rooms:** 6

**Property Type:** House

**Land Size:** 434 sqm approx