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	

Indicative selling price

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

Range between \$590,000	&	\$640,000
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Median sale price

Median price	\$630,000	Pro	perty Type	Jnit		Suburb	Kilsyth
Period - From	01/10/2020	to	31/12/2020	9	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

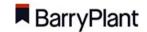
Add	dress of comparable property	Price	Date of sale
1	51 Pembroke Rd MOOROOLBARK 3138	\$650,000	02/11/2020
2	25 Lawson Rd MOOROOLBARK 3138	\$635,000	29/10/2020
3	125 Pembroke Rd MOOROOLBARK 3138	\$630,000	03/02/2021

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:	09/03/2021 14:55
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Indicative Selling Price \$590,000 - \$640,000 **Median Unit Price** December quarter 2020: \$630,000





Comparable Properties



(REI/VG)

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Price: \$650,000 Method: Private Sale

Date: 02/11/2020 Rooms: 5

Property Type: House (Res) Land Size: 550 sqm approx

51 Pembroke Rd MOOROOLBARK 3138

25 Lawson Rd MOOROOLBARK 3138 (REI/VG) Agent Comments





Price: \$635.000 Method: Private Sale Date: 29/10/2020 Property Type: House Land Size: 413 sqm approx



125 Pembroke Rd MOOROOLBARK 3138 (REI) Agent Comments

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Price: \$630,000

Method: Private Sale Date: 03/02/2021 Property Type: House Land Size: 400 sqm approx

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454





Agent Comments