

# 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

107 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 \$720,000 & \$770,000

### 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	96 Hawthory Rd KILSYTH 3137	\$770,000	24/03/2020
2	7 Morelle Ct MOOROOLBARK 3138	\$763,000	29/02/2020
3	31 Kipling Av MOOROOLBARK 3138	\$760,600	23/01/2020

**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:

30/06/2020 15:35



**Property Type:** House  
**Land Size:** 866.888 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$720,000 - \$770,000  
**Median House Price**  
March quarter 2020: \$723,000

## Comparable Properties



**96 Hawthory Rd KILSYTH 3137 (REI)**

**Agent Comments**



**Price:** \$770,000  
**Method:** Private Sale  
**Date:** 24/03/2020  
**Property Type:** House



**7 Morelle Ct MOOROOLBARK 3138 (REI)**

**Agent Comments**



**Price:** \$763,000  
**Method:** Auction Sale  
**Date:** 29/02/2020  
**Property Type:** House (Res)  
**Land Size:** 858 sqm approx



**31 Kipling Av MOOROOLBARK 3138 (REI/VG)**

**Agent Comments**



**Price:** \$760,600  
**Method:** Auction Sale  
**Date:** 23/01/2020  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 859 sqm approx