

## 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

71 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

\$520,000

&

\$570,000

#### Median sale price

Median price

\$725,000

House

X

Unit

Suburb

Mooroolbark

Period - From

01/10/2017

to

30/09/2018

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 | 410 Hull Rd MOOROOLBARK 3138   | \$570,000 | 12/10/2018   |
| 2 | 7 Geoffrey Dr KILSYTH 3137     | \$560,500 | 29/10/2018   |
| 3 | 12 Durham Rd KILSYTH 3137      | \$560,000 | 16/12/2018   |

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.



**Rooms:**  
**Property Type:**  
 Flat/Unit/Apartment (Res)  
**Land Size:** 294 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$520,000 - \$570,000  
**Median House Price**  
 Year ending September 2018: \$725,000

## Comparable Properties



**410 Hull Rd MOOROOLBARK 3138 (REI/VG)**

Agent Comments



**Price:** \$570,000  
**Method:** Private Sale  
**Date:** 12/10/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 368 sqm approx



**7 Geoffrey Dr KILSYTH 3137 (REI)**

Agent Comments



**Price:** \$560,500  
**Method:** Private Sale  
**Date:** 29/10/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 393 sqm approx



**12 Durham Rd KILSYTH 3137 (REI)**

Agent Comments



**Price:** \$560,000  
**Method:** Private Sale  
**Date:** 16/12/2018  
**Rooms:** 5  
**Property Type:** House