

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

51 Pembroke Road, Mooroolbark Vic 3138

Indicative selling price

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

Single price

\$650,000

Median sale price

Median price

\$710,000

Property Type

House

Suburb

Mooroolbark

Period - From

01/07/2020

to

30/09/2020

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.

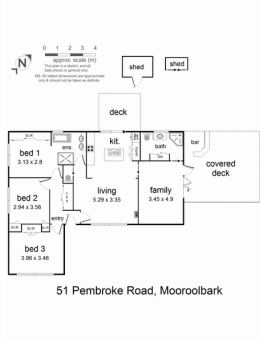
	Address of comparable property	Price	Date of sale
1	189b Lincoln Rd MOOROOLBARK 3138	\$668,000	22/07/2020
2	4 EDEN Way KILSYTH 3137	\$650,000	07/05/2020
3	1/17 Birkenhead Dr KILSYTH 3137	\$645,000	07/05/2020

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:

31/10/2020 13:06



 3  2  0

Property Type: House (Res)

Land Size: 545 sqm approx

Agent Comments

Indicative Selling Price

\$650,000

Median House Price

September quarter 2020: \$710,000

Comparable Properties



189b Lincoln Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments

 2  2  1

Price: \$668,000

Method: Sale by Tender

Date: 22/07/2020

Property Type: House

Land Size: 306 sqm approx



4 EDEN Way KILSYTH 3137 (REI/VG)

Agent Comments

 3  1  -

Price: \$650,000

Method: Private Sale

Date: 07/05/2020

Property Type: House

Land Size: 351 sqm approx



1/17 Birkenhead Dr KILSYTH 3137 (REI/VG)

Agent Comments

 3  1  2

Price: \$645,000

Method: Private Sale

Date: 07/05/2020

Rooms: 4

Property Type: House (Res)

Land Size: 361 sqm approx