Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offere	ed for s	sale									
Including subu		4 Hartw	ell Co	ourt, Mooroc	olbark	Vic 3138					
Indicative selli	ng pric	e									
For the meaning	of this p	rice see	cons	sumer.vic.go	v.au/u	underquot	ting				
Range between \$500,000		000		&	\$550,00)				
Median sale pr	rice										
Median price	\$730,00	00	Pro	perty Type	Hous	е		Suburb	Mooroo	olbark	
Period - From	01/10/2	019	to	30/09/2020		So	urce	REIV			
Comparable p	roperty	sales ((*Del	lete A or B	belo	w as app	olical	ble)			
months	These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.										
Address of cor	mparab	le prope	rtv					Pı	rice	Date of	sale

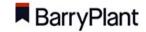
Ad	dress of comparable property	Price	Date of sale
1	22 Pembroke Rd MOOROOLBARK 3138	\$535,000	30/06/2020
2			
3			

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:	25/11/2020 13:06









Property Type: House (Previously Occupied - Detached)
Land Size: 864 sqm approx

Agent Comments

Indicative Selling Price \$500,000 - \$550,000 Median House Price Year ending September 2020: \$730,000

Comparable Properties



22 Pembroke Rd MOOROOLBARK 3138 (VG)

• C

Price: \$535,000 Method: Sale Date: 30/06/2020

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Property Type: House (Res) **Land Size:** 864 sqm approx

Agent Comments

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.

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



