

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 127 Carronvale Road, Mooroolbark Vic 3138 (Lot 1)

Indicative selling price

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

Range between \$560,000 & \$599,500

Median sale price

Median price \$680,000 House X Unit Suburb Mooroolbark

Period - From 01/01/2019 to 31/03/2019 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	237 Manchester Rd MOOROOLBARK 3138	\$599,950	19/02/2019
2	71 Pembroke Rd MOOROOLBARK 3138	\$575,302	17/01/2019
3	113 Manchester Rd MOOROOLBARK 3138	\$570,006	06/05/2019

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.



3 1 3

Rooms:
Property Type: House
Land Size: 885 sqm approx
Agent Comments

Indicative Selling Price
\$560,000 - \$599,500
Median House Price
March quarter 2019: \$680,000

Comparable Properties



237 Manchester Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 2 1

Price: \$599,950
Method: Private Sale
Date: 19/02/2019
Rooms: -
Property Type: House
Land Size: 444 sqm approx



71 Pembroke Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 1 1

Price: \$575,302
Method: Private Sale
Date: 17/01/2019
Rooms: 4
Property Type: House
Land Size: 409 sqm approx



113 Manchester Rd MOOROOLBARK 3138 (REI)

Agent Comments

3 1 2

Price: \$570,006
Method: Private Sale
Date: 06/05/2019
Rooms: -
Property Type: House
Land Size: 420 sqm approx