

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	127 Carronvale Road, Mooroolbark Vic 3138 (Lot 1)
postcode	

Indicative selling price

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

Range between \$56	0,000	&	\$599,500
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Median sale price

Median price	\$680,000	Hou	ıse 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.

Ad	dress 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.





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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)

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Price: \$599,950 Method: Private Sale Date: 19/02/2019

Rooms: -

Property Type: House Land Size: 444 sqm approx **Agent Comments**



71 Pembroke Rd MOOROOLBARK 3138

(REI/VG)

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Price: \$575,302 Method: Private Sale

Date: 17/01/2019 Rooms: 4

Property Type: House Land Size: 409 sqm approx **Agent Comments**



113 Manchester Rd MOOROOLBARK 3138

(REI)

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Agent Comments

Price: \$570,006 Method: Private Sale Date: 06/05/2019

Rooms: -

Property Type: House Land Size: 420 sqm approx

Account - Max Brown | P: 131 629 | F: 1300 329 629





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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