Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8A Pembroke Road, Mooroolbark Vic 3138

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betweer	\$695,000		&		\$755,000			
Median sale p	rice							
Median price	\$828,000	Pro	operty Type	Hou	se		Suburb	Mooroolbark
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	61a Geoffrey Dr KILSYTH 3137	\$760,000	08/11/2023
2	92a Cardigan Rd MOOROOLBARK 3138	\$720,000	01/01/2024
3	23a Sheldon Av MOOROOLBARK 3138	\$686,500	08/01/2024

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:

22/02/2024 15:53



8A Pembroke Road, Mooroolbark Vic 3138



Joseph Corsi





Property Type: Townhouse Agent Comments 9870 6211 0418 149 290 josephcorsi@jelliscraig.com.au

Indicative Selling Price \$695,000 - \$755,000 Median House Price December quarter 2023: \$828,000

Comparable Properties



61a Geoffrey Dr KILSYTH 3137 (REI/VG)



Price: \$760,000 Method: Private Sale Date: 08/11/2023 Property Type: House Land Size: 464 sqm approx Agent Comments

Agent Comments

Agent Comments



(REI/VG) 3 2 1

92a Cardigan Rd MOOROOLBARK 3138

Price: \$720,000 Method: Private Sale Date: 01/01/2024 Property Type: House Land Size: 270 sqm approx



23a Sheldon Av MOOROOLBARK 3138 (REI)



Price: \$686,500 Method: Private Sale Date: 08/01/2024 Property Type: House Land Size: 532 sqm approx

Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024



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