

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 8A Pembroke Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$695,000 & \$755,000

Median sale price

Median price \$828,000 Property Type House Suburb Mooroolbark

Period - From 01/10/2023 to 31/12/2023 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 | 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



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Property Type: Townhouse

Agent Comments

Comparable Properties



61a Geoffrey Dr KILSYTH 3137 (REI/VG)

Agent Comments

3 2 2

Price: \$760,000

Method: Private Sale

Date: 08/11/2023

Property Type: House

Land Size: 464 sqm approx



92a Cardigan Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 2 1

Price: \$720,000

Method: Private Sale

Date: 01/01/2024

Property Type: House

Land Size: 270 sqm approx



23a Sheldon Av MOOROOLBARK 3138 (REI)

Agent Comments

3 1 4

Price: \$686,500

Method: Private Sale

Date: 08/01/2024

Property Type: House

Land Size: 532 sqm approx