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	119 PEMBROKE ROAD MOOROOLBARK VIC 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$750,000	&	$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$855,000	Property type	House	Suburb	Mooroolbark
Period-from	01 Jan 2024	to	31 Dec 2024	Source	Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

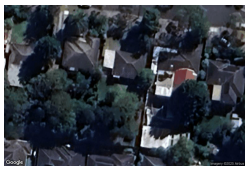
Address of comparable property	Price	Date of sale
56 KIPLING AVENUE MOOROOLBARK VIC 3138	$775,000	03-Oct-24
24 MASEFIELD AVENUE MOOROOLBARK VIC 3138	$775,000	23-Oct-24
10 DRYDEN CONCOURSE MOOROOLBARK VIC 3138	$750,000	12-Dec-24

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 6 months.~~

This Statement of Information was prepared on: 29 January 2025

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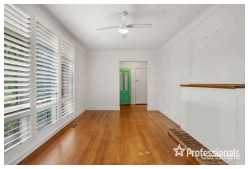


56 KIPLING AVENUE MOOROOLBARK VIC 3138

3 1 -

Sold Price **$775,000** Sold Date **03-Oct-24**

Distance **0.29km**



24 MASEFIELD AVENUE MOOROOLBARK VIC 3138

3 1 1

Sold Price Sold Date **23-Oct-24**

Distance **0.52km**



10 DRYDEN CONCOURSE MOOROOLBARK VIC 3138

3 1 1

Sold Price RS **$750,000** Sold Date **12-Dec-24**

Distance **0.72km**



41 HAWTHORY ROAD KILSYTH VIC 3137

3 1 1

Sold Price **$765,000** Sold Date **18-Nov-24**

Distance **1.76km**



95 TAYLOR ROAD MOOROOLBARK VIC 3138

3 2 2

Sold Price **$790,000** Sold Date **13-Sep-24**

Distance **0.44km**



7 DENNIS COURT MOOROOLBARK VIC 3138

3 2 2

Sold Price RS **$774,000** Sold Date **16-Nov-24**

Distance **0.91km**

RS = Recent sale **UN** = Undisclosed Sale

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