

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

3/1 Romney Close, Moorabbin Vic 3189

Indicative selling price

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

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$725,000

Property Type Unit

Suburb Moorabbin

Period - From 15/11/2020

to 14/11/2021

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	19/15-19 Graham Rd HIGHETT 3190	\$1,005,000	03/10/2021
2	3/37 Marquis Rd BENTLEIGH 3204	\$1,000,000	15/05/2021
3	1/142 Rowans Rd MOORABBIN 3189	\$966,500	13/11/2021

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:

15/11/2021 10:29



3
 2
 1

Rooms: 1

Property Type: Unit

Land Size: 218 sqm approx

Agent Comments

Near-new 3 bedroom 2 bathroom freestanding single level rear residence featuring a radiant entertaining area, sublime stone kitchen (Miele appliances), superb main bedroom (BIRs, ensuite), north-facing rear garden with alfresco entertaining, Oak floors, ducted heating/air con, security & an auto garage. Walk to transport, cafés, shops, Holmesglen College & parks.

Indicative Selling Price

\$950,000 - \$1,000,000

Median Unit Price

15/11/2020 - 14/11/2021: \$725,000

Comparable Properties



19/15-19 Graham Rd HIGHETT 3190 (REI)

Agent Comments

3
 1
 1

Price: \$1,005,000

Method: Sold Before Auction

Date: 03/10/2021

Property Type: Unit



3/37 Marquis Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

3
 1
 1

Price: \$1,000,000

Method: Auction Sale

Date: 15/05/2021

Property Type: Unit



1/142 Rowans Rd MOORABBIN 3189 (REI)

Agent Comments

3
 1
 1

Price: \$966,500

Method: Auction Sale

Date: 13/11/2021

Property Type: Unit

Land Size: 278 sqm approx