

## 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

2/14 Joan Street Moorabbin VIC 3189

### Indicative selling price

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

Single Price

or range  
between

\$690,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$673,000

Property type

Unit

Suburb

Moorabbin

Period-from

01 Oct 2018

to

30 Sep 2019

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

2/31 Hamer Street Moorabbin VIC 3189	\$725,000	07-Sep-19
4/12 Central Avenue Moorabbin VIC 3189	\$686,000	04-May-19
5/8 Keiller Street Hampton East VIC 3188	\$685,000	20-Jul-19

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: 02 October 2019



**2/31 Hamer Street Moorabbin VIC 3189**

Sold Price

**\$725,000**

Sold Date

**07-Sep-19**

 2

 1

 1

Distance

**0.44km**



**4/12 Central Avenue Moorabbin VIC 3189**

Sold Price

**\$686,000**

Sold Date

**04-May-19**

 2

 1

 1

Distance

**1.11km**



**5/8 Keiller Street Hampton East VIC 3188**

Sold Price

**\$685,000**

Sold Date

**20-Jul-19**

 2

 1

 1

Distance

**1.57km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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