



## STATEMENT OF INFORMATION

27 February 2019

### Property offered for sale

(Address, including suburb and postcode – delete this sentence)

2 Barilla Road Moorabbin

### 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, and delete this sentence)

Single price	\$	<b>OR</b> Range between	\$900,000	&	\$990,000
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### Median sale price

(Place 'x' in house or unit as applicable – delete this sentence)

Median price	\$1,155,000	House	Suburb	Moorabbin
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Period - From 1/2/18 to 31/1/19 Source CoreLogic

### Comparable property sales

(Delete option A or B below as applicable, and delete this sentence)

**A.** These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar (Office) estate agent and (listing agent) consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
<b>1</b> 80 Bulli Street Moorabbin	\$930,000	22/11/18
<b>2</b> 25 Rowans Road Highett	\$985,500	1/12/18
<b>3</b> 22 Wimmera Street Moorabbin	\$945,000	27/10/18

**OR**

**B. RT Edgar (Office) estate agent and (listing agent) reasonably believe that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.**