

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

129 Rowans Road, Moorabbin Vic 3189

Indicative selling price

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

Range between \$1,180,000

&

\$1,280,000

Median sale price

Median price \$1,075,000

Property Type House

Suburb Moorabbin

Period - From 06/11/2019

to 05/11/2020

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	10 Rowans Rd HIGHETT 3190	\$1,210,000	08/08/2020
2	38 Fletcher St MOORABBIN 3189	\$1,205,000	16/06/2020
3	16 Fiddes St MOORABBIN 3189	\$1,160,000	22/10/2020

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:

06/11/2020 13:16



Property Type: House
Land Size: 782 sqm approx
Agent Comments

Comparable Properties



10 Rowans Rd HIGHETT 3190 (REI)

Agent Comments



Price: \$1,210,000
Method: Private Sale
Date: 08/08/2020
Property Type: House (Res)



38 Fletcher St MOORABBIN 3189 (REI/VG)

Agent Comments



Price: \$1,205,000
Method: Private Sale
Date: 16/06/2020
Property Type: House
Land Size: 581 sqm approx



16 Fiddes St MOORABBIN 3189 (REI)

Agent Comments



Price: \$1,160,000
Method: Sold Before Auction
Date: 22/10/2020
Property Type: House
Land Size: 645 sqm approx