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Member of REIV

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STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 125 Rowans Rd, Moorabbin. VIC 3189

Including suburb and
postcode

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 \$*1200000 & \$1300000

Median sale price

(*Delete or tick if house or unit as applicable)

Median price \$1004000 *House ☒ *unit ☐ Suburb Moorabbin 3189

Period - From 01/04/2019 to 01/07/2019 Source Pricefinder

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 23 Grandview Grove, MOORABBIN, VIC 3189. 769sqm	\$920000	01/07/2019
2 163 Rowans Rd, MOORABBIN, VIC 3189. 700sqm	\$1130000	01/04/2019
3 10 Margaret ST, MOORABBIN, VIC 3189. 752sqm	\$1500000	06/04/2019

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.~~