

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

4/20-22 Avon Street, Moorabbin Vic 3189

Indicative selling price

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

Range between

\$950,000

&

\$1,040,000

Median sale price

Median price

\$830,000

Property Type

Unit

Suburb

Moorabbin

Period - From

01/04/2024

to

30/06/2024

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	2/236 Patterson Rd BENTLEIGH 3204	\$1,195,000	20/05/2024
2	4a Romney CI MOORABBIN 3189	\$1,115,000	01/03/2024
3	2/50 Matthieson St HIGHETT 3190	\$1,050,000	10/02/2024

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:

26/07/2024 12:45

4/20-22 Avon Street, Moorabbin Vic 3189

Jellis
Craig

Kon Galitos
9593 4500
0414 902 680
kongalitos



3 2 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$950,000 - \$1,040,000

Median Unit Price
June quarter 2024: \$830,000

Comparable Properties



2/236 Patterson Rd BENTLEIGH 3204 (REI) Agent Comments

3 2 2

Price: \$1,195,000
Method: Private Sale
Date: 20/05/2024
Property Type: Townhouse (Single)
Land Size: 222 sqm approx



4a Romney CI MOORABBIN 3189 (REI/VG) Agent Comments

3 2 1

Price: \$1,115,000
Method: Sold Before Auction
Date: 01/03/2024
Property Type: Townhouse (Res)
Land Size: 232 sqm approx



2/50 Matthieson St HIGHETT 3190 (REI/VG) Agent Comments

3 2 1

Price: \$1,050,000
Method: Auction Sale
Date: 10/02/2024
Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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