

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

2/235 Wickham Road, Moorabbin Vic 3189

Indicative selling price

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

Range between \$580,000

&

\$620,000

Median sale price

Median price \$728,500

Property Type Unit

Suburb Moorabbin

Period - From 01/07/2021

to 30/09/2021

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	3/235 Wickham Rd MOORABBIN 3189	\$642,000	02/10/2021
2			
3			

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:

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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$580,000 - \$620,000
Median Unit Price
September quarter 2021: \$728,500

Comparable Properties

3/235 Wickham Rd MOORABBIN 3189 (REI)

Agent Comments



Price: \$642,000
Method: Auction Sale
Date: 02/10/2021
Property Type: House (Res)
Land Size: 105 sqm approx

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.

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