

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 2/1 Alison Street, Moorabbin VIC 3189

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$600,000 & \$650,000

## Median sale price

Median price \$931,000 Property type Unit Suburb Moorabbin

Period - From 01/01/2022 to 31/03/2022 Source REIV

## Comparable property sales

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 |
|--------------------------------|-----------|--------------|
| 7/88 Chapel Rd MOORABBIN 3189  | \$702,000 | 26/02/2022   |
| 1/18 Jack Rd CHELTENHAM 3192   | \$700,000 | 23/04/2022   |
| 3/19 Barilla Rd MOORABBIN 3189 | \$700,000 | 29/03/2022   |

This Statement of Information was prepared on: 24/05/2022