

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

554 South Road, Moorabbin Vic 3189

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$910,000

Property Type Unit

Suburb Moorabbin

Period - From 01/07/2020

to

30/06/2021

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	45 Northam Rd BENTLEIGH EAST 3165	\$1,400,000	22/09/2021
2	28 Matthews Rd BENTLEIGH EAST 3165	\$1,340,000	06/08/2021
3	16 Gladesville Dr BENTLEIGH EAST 3165	\$1,300,000	05/10/2021

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:

14/10/2021 09:15



3 1 3

Property Type: House
Land Size: 616 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median Unit Price
Year ending June 2021: \$910,000

Comparable Properties



45 Northam Rd BENTLEIGH EAST 3165 (REI) **Agent Comments**

3 1 6

Price: \$1,400,000
Method: Private Sale
Date: 22/09/2021
Property Type: House
Land Size: 630 sqm approx



28 Matthews Rd BENTLEIGH EAST 3165 (REI) **Agent Comments**

3 2 1

Price: \$1,340,000
Method: Sold Before Auction
Date: 06/08/2021
Property Type: House (Res)
Land Size: 587 sqm approx



16 Gladesville Dr BENTLEIGH EAST 3165 (REI) **Agent Comments**

3 1 2

Price: \$1,300,000
Method: Sold Before Auction
Date: 05/10/2021
Property Type: House
Land Size: 585 sqm approx