

## 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 Schofield 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)

Range between \$1,200,000

&

\$1,300,000

#### Median sale price

Median price \$1,005,000

House

X

Unit

Suburb

Moorabbin

Period - From 01/04/2018

to

31/03/2019

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 Mawby Rd BENTLEIGH EAST 3165	\$1,315,000	02/03/2019
2	9 Rosina St BENTLEIGH 3204	\$1,251,000	13/03/2019
3	16 Mcfarlane Ct HIGHETT 3190	\$1,210,000	16/04/2019

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.



4 2 2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 707 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median House Price**  
Year ending March 2019: \$1,005,000

## Comparable Properties



**45 Mawby Rd BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,315,000  
**Method:** Auction Sale  
**Date:** 02/03/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 632 sqm approx



**9 Rosina St BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,251,000  
**Method:** Sold Before Auction  
**Date:** 13/03/2019  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 655 sqm approx



**16 Mcfarlane Ct HIGHETT 3190 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,210,000  
**Method:** Private Sale  
**Date:** 16/04/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 638 sqm approx