#### 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

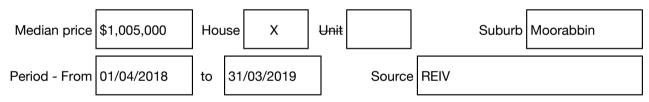
2 Schofield Street, Moorabbin Vic 3189

#### Indicative selling price

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

 Range between
 \$1,200,000
 &
 \$1,300,000

#### Median sale price



#### 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.

#### Account - hockingstuart | P: 03 9557 7733

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

## hockingstuart





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**

buston	45 Mawby Rd BENTLEIGH EAST 3165 (REI) 4 2 2 2 Price: \$1,315,000 Method: Auction Sale Date: 02/03/2019 Rooms: - Property Type: House (Res) Land Size: 632 sqm approx	Agent Comments
	9 Rosina St BENTLEIGH 3204 (REI/VG) 4 2 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	Agent Comments
	16 Mcfarlane Ct HIGHETT 3190 (REI/VG) 16 Mcfarlane Ct HIGHETT 3190 (REI/VG) 16 Mcfarlane Ct HIGHETT 3190 (REI/VG) 2 Price: \$1,210,000 Method: Private Sale Date: 16/04/2019 Rooms: 5 Property Type: House Land Size: 638 sqm approx	Agent Comments

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