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	11b Rosebud Avenue, Moorabbin Vic 3189
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,350,000	&	\$1,450,000
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Median sale price

Median price	\$1,348,000	Pro	perty Type T	ownhouse		Suburb	Moorabbin
Period - From	08/07/2021	to	07/07/2022		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

Add	dress of comparable property	Price	Date of sale
1	52B Royena Rd MOORABBIN 3189	\$1,460,000	14/06/2022
2	15 Keiller St HAMPTON EAST 3188	\$1,400,000	16/06/2022
3	27b Wamba Rd BENTLEIGH EAST 3165	\$1,370,000	18/06/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	08/07/2022 12:07





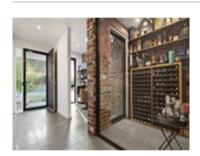
Simone Chin 03 8680 9461 0403 857 266 simone@atriarealestate.com.au

Indicative Selling Price \$1,350,000 - \$1,450,000 **Median Townhouse Price** 08/07/2021 - 07/07/2022: \$1,348,000





Comparable Properties



52B Royena Rd MOORABBIN 3189 (REI)





Price: \$1,460,000 Method: Private Sale Date: 14/06/2022

Property Type: Townhouse (Single)

Agent Comments



15 Keiller St HAMPTON EAST 3188 (REI)







Price: \$1,400,000 Method: Private Sale Date: 16/06/2022

Property Type: Townhouse (Single)

Agent Comments

Agent Comments



27b Wamba Rd BENTLEIGH EAST 3165 (REI)





Price: \$1,370,000 Method: Auction Sale Date: 18/06/2022

Property Type: Townhouse (Res)

Account - Atria Real Estate



