

# 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

11b Rosebud Avenue, 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 \$1,350,000

&

\$1,450,000

### Median sale price

Median price \$1,348,000

Property Type Townhouse

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	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 comparable properties 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

11b Rosebud Avenue, Moorabbin Vic 3189

**ATRIA**  
REAL ESTATE

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**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median Townhouse Price**

08/07/2021 - 07/07/2022: \$1,348,000



4 3 2

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**52B Royena Rd MOORABBIN 3189 (REI)**

Agent Comments

4 2 2

**Price:** \$1,460,000

**Method:** Private Sale

**Date:** 14/06/2022

**Property Type:** Townhouse (Single)



**15 Keiller St HAMPTON EAST 3188 (REI)**

Agent Comments

4 2 2

**Price:** \$1,400,000

**Method:** Private Sale

**Date:** 16/06/2022

**Property Type:** Townhouse (Single)



**27b Wamba Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments

4 2 2

**Price:** \$1,370,000

**Method:** Auction Sale

**Date:** 18/06/2022

**Property Type:** Townhouse (Res)

**Account - Atria Real Estate**



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