

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

9b Franklin Street, Moorabbin Vic 3189

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$946,000

Property Type

Unit

Suburb

Moorabbin

Period - From

01/10/2022

to

31/12/2022

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	25a Rica St MOORABBIN 3189	\$1,395,000	21/12/2022
2	20B Fiddes St MOORABBIN 3189	\$1,392,500	09/11/2022
3	410a Chesterville Rd BENTLEIGH EAST 3165	\$1,385,000	22/11/2022

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:

07/02/2023 13:33

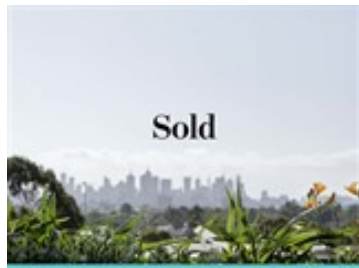


 4  3  2

Property Type: Townhouse

Agent Comments

Comparable Properties



25a Rica St MOORABBIN 3189 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,395,000

Method: Private Sale

Date: 21/12/2022

Property Type: Townhouse (Single)

Land Size: 295 sqm approx



20B Fiddes St MOORABBIN 3189 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,392,500

Method: Sold Before Auction

Date: 09/11/2022

Property Type: Townhouse (Res)

Land Size: 307 sqm approx



410a Chesterville Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  2

Price: \$1,385,000

Method: Private Sale

Date: 22/11/2022

Property Type: Townhouse (Single)