Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 23 Central Avenue, Moorabbin Vic 3189

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,600,000		&		\$1,750,000			
Median sale p	rice							
Median price	\$1,395,000	Pro	operty Type	Hou	se		Suburb	Moorabbin
Period - From	01/04/2021	to	30/06/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	5 Roma St BENTLEIGH 3204	\$1,735,000	26/06/2021
2	40 Dalmont St HIGHETT 3190	\$1,700,000	31/08/2021
3	27 Nepean Av HAMPTON EAST 3188	\$1,600,000	10/04/2021

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:

23/09/2021 15:08



23 Central Avenue, Moorabbin Vic 3189



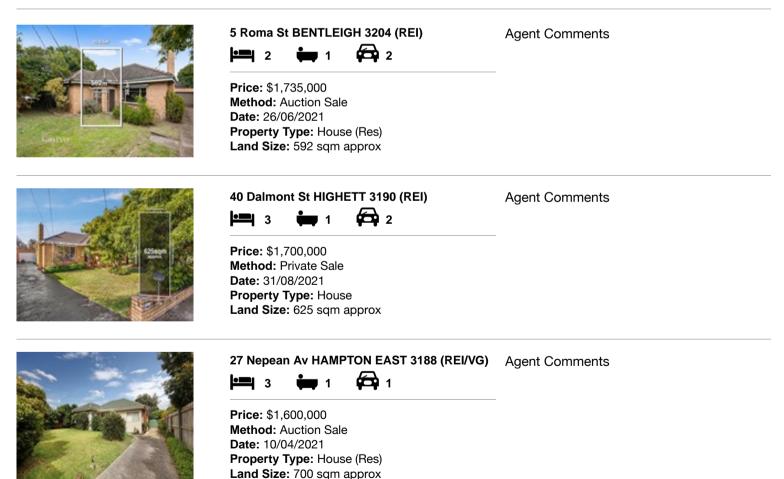
Nick Renna 9593 4500 0411 551 190 nickrenna@jelliscraig.com.au

CENTRAL AVERUE



Property Type: House **Land Size:** 700 sqm approx Agent Comments Indicative Selling Price \$1,600,000 - \$1,750,000 Median House Price June quarter 2021: \$1,395,000

Comparable Properties



Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604





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