

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

23 Central Avenue, Moorabbin Vic 3189

Indicative selling price

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

Range between \$1,600,000

&

\$1,750,000

Median sale price

Median price \$1,395,000

Property Type House

Suburb Moorabbin

Period - From 01/04/2021

to

30/06/2021

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	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



Property Type: House

Land Size: 700 sqm approx

Agent Comments

Comparable Properties



5 Roma St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,735,000

Method: Auction Sale

Date: 26/06/2021

Property Type: House (Res)

Land Size: 592 sqm approx



40 Dalmont St HIGHETT 3190 (REI)

Agent Comments



Price: \$1,700,000

Method: Private Sale

Date: 31/08/2021

Property Type: House

Land Size: 625 sqm approx



27 Nepean Av HAMPTON EAST 3188 (REI/VG)

Agent Comments



Price: \$1,600,000

Method: Auction Sale

Date: 10/04/2021

Property Type: House (Res)

Land Size: 700 sqm approx