

# 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

2/1 Romney Close, 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 \$1,100,000

&

\$1,150,000

### Median sale price

Median price \$850,000

Property Type Unit

Suburb Moorabbin

Period - From 01/07/2019

to

30/06/2020

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	4b Lesden St BENTLEIGH EAST 3165	\$1,185,000	25/07/2020
2	2/5 Small Rd BENTLEIGH 3204	\$1,185,000	30/03/2020
3	1/3 Moor St BENTLEIGH EAST 3165	\$1,150,000	14/03/2020

**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:

12/08/2020 10:31



3   
 2.5   
 2

**Rooms:** 2

**Property Type:** T/house

**Agent Comments**

Exceptional 3 bedroom + study 2.5 bathroom townhouse. Sumptuous with its American Oak floors, herringbone Carrara marble tiled splashbacks & stone benchtops, this freestanding abode showcases spectacular living & dining opening to an exposed aggregate patio in garden symmetry; gorgeous Smeg/Miele kitchen (WI pantry), wide study landing and high end bathrooms (ensuite). Boutique group of 3, this unrivalled abode boasts zoned ducted heating/air cond, security, ducted vac, double glazing and a double auto garage. Peaceful court, walk to cafes, public transport, Bricker Reserve, Holmesglen College & Moorabbin Reserve.

**Indicative Selling Price**

\$1,100,000 - \$1,150,000

**Median Unit Price**

Year ending June 2020: \$850,000

Exceptional 3 bedroom + study 2.5 bathroom townhouse. Sumptuous with its American Oak floors, herringbone Carrara marble tiled splashbacks & stone benchtops, this freestanding abode showcases spectacular living & dining opening to an exposed aggregate patio in garden symmetry; gorgeous Smeg/Miele kitchen (WI pantry), wide study landing and high end bathrooms (ensuite). Boutique group of 3, this unrivalled abode boasts zoned ducted heating/air cond, security, ducted vac, double glazing and a double auto garage. Peaceful court, walk to cafes, public transport, Bricker Reserve, Holmesglen College & Moorabbin Reserve.

## Comparable Properties



**4b Lesden St BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

3   
 2   
 2

**Price:** \$1,185,000

**Method:** Private Sale

**Date:** 25/07/2020

**Property Type:** Townhouse (Single)



**2/5 Small Rd BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

3   
 2   
 4

**Price:** \$1,185,000

**Method:** Private Sale

**Date:** 30/03/2020

**Property Type:** Townhouse (Single)

**Land Size:** 426 sqm approx



**1/3 Moor St BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

3   
 2   
 2

**Price:** \$1,150,000

**Method:** Auction Sale

**Date:** 14/03/2020

**Property Type:** Townhouse (Res)