

Mandy Engelhardt 03 9521 9800 0439 483 024 mengelhardt@hockingstuart.com.au

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Including subu		Fletcher Street, Moorabbin Vic 3189								
ndicative sell	ing price									
or the meaning	of this price se	ee consu	ımer.vic.gov.	au/under	quoting					
Range between	n \$950,000		&	\$1,00	00,000					
Median sale price										
Median price	\$1,189,500	Hous	e X	Unit			Suburb	Moorabbin		
Period - From	01/01/2017	to 3	31/12/2017		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.

Add	dress of comparable property	Price	Date of sale
1	510 South Rd MOORABBIN 3189	\$1,070,000	19/03/2018
2	28 Franklin St MOORABBIN 3189	\$1,050,000	28/10/2017
3	16 Rowans Rd HIGHETT 3190	\$1,035,000	16/03/2018

#### 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.





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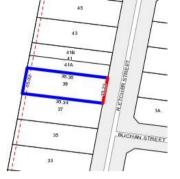
## hockingstuart

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> **Indicative Selling Price** \$950,000 - \$1,000,000 **Median House Price**

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Year ending December 2017: \$1,189,500





### Comparable Properties



510 South Rd MOORABBIN 3189 (REI)

Price: \$1,070,000 Method: Private Sale Date: 19/03/2018

Rooms: -

Property Type: House (Res)

Agent Comments



28 Franklin St MOORABBIN 3189 (REI)

**1** 3





Price: \$1,050,000 Method: Auction Sale Date: 28/10/2017

Rooms: -

Property Type: House (Res) Land Size: 652 sqm approx

**Agent Comments** 

16 Rowans Rd HIGHETT 3190 (REI)

4





Price: \$1,035,000

Method: Sold Before Auction

Date: 16/03/2018

Rooms: -

Property Type: House (Res) Land Size: 593 sqm approx Agent Comments

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