

## 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 39 Fletcher Street, 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 \$950,000 & \$1,000,000

#### Median sale price

Median price \$1,189,500 House X Unit Suburb Moorabbin

Period - From 01/01/2017 to 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.

	Address 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.



**Rooms:**

**Property Type:**

Agent Comments

## Comparable Properties



**510 South Rd MOORABBIN 3189 (REI)**

Agent Comments



**Price:** \$1,070,000

**Method:** Private Sale

**Date:** 19/03/2018

**Rooms:** -

**Property Type:** House (Res)



**28 Franklin St MOORABBIN 3189 (REI)**

Agent Comments



**Price:** \$1,050,000

**Method:** Auction Sale

**Date:** 28/10/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 652 sqm approx

**16 Rowans Rd HIGHETT 3190 (REI)**

Agent Comments



**Price:** \$1,035,000

**Method:** Sold Before Auction

**Date:** 16/03/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 593 sqm approx