

# 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

2/55 Clay 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 \$890,000 & \$940,000

### Median sale price

Median price \$892,500

Property Type Unit

Suburb Moorabbin

Period - From 01/10/2020

to 30/09/2021

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	4/3 Alfred St HIGHETT 3190	\$920,000	25/09/2021
2	1/2 Turner Rd HIGHETT 3190	\$915,000	25/06/2021
3	3/2b Scotts St BENTLEIGH 3204	\$900,000	20/10/2021

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:

09/11/2021 14:01



3 2 1

**Rooms:** 5**Property Type:** Townhouse (Single)

Agent Comments

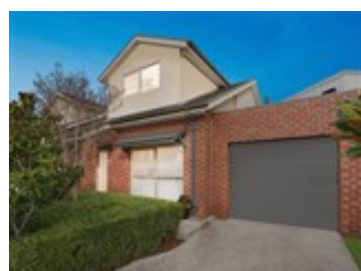
Timeless 3 bedroom 2 bathroom single level town residence. A picture of contemporary elegance, it enjoys 2 separate living areas, a modern classic kitchen (Asko dishwasher), a delightful main bedroom (WIR & sparkling ensuite), a renovated bathroom, a fitted laundry/butler's pantry and a north facing paved alfresco courtyard with pizza oven. In a boutique group of 3, this sweet start or retiree's nest has security, ducted heating, R/C air cond, an auto garage & 2nd car space. Stroll to trendy cafes on South Road, buses, Holmesglen College & Moorabbin Reserve.

## Comparable Properties

**4/3 Alfred St HIGHETT 3190 (REI)**

Agent Comments

3 2 2

**Price:** \$920,000**Method:** Auction Sale**Date:** 25/09/2021**Property Type:** Townhouse (Res)**1/2 Turner Rd HIGHETT 3190 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$915,000**Method:** Sold Before Auction**Date:** 25/06/2021**Property Type:** Townhouse (Res)**Land Size:** 273 sqm approx**3/2b Scotts St BENTLEIGH 3204 (REI)**

Agent Comments

2 1 1

**Price:** \$900,000**Method:** Sold Before Auction**Date:** 20/10/2021**Rooms:** 4**Property Type:** Villa