

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

17 Nowra Street, Moorabbin Vic 3189

Indicative selling price

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

Range between \$1,300,000

&

\$1,350,000

Median sale price

Median price \$1,413,000

Property Type House

Suburb Moorabbin

Period - From 15/02/2021

to

14/02/2022

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	813 Centre Rd BENTLEIGH EAST 3165	\$1,347,000	15/12/2021
2	38 Bulli St MOORABBIN 3189	\$1,335,000	28/09/2021
3	14 Niki Ct BENTLEIGH EAST 3165	\$1,320,000	09/11/2021

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:

15/02/2022 11:54

17 Nowra Street, Moorabbin Vic 3189

Ben Quigley
03 9557 5500
0411 878 636
bquigley@woodards.com.au



3 2 2

Rooms: 5
Property Type: House
Land Size: 603 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,350,000
Median House Price
15/02/2021 - 14/02/2022: \$1,413,000

Comparable Properties



813 Centre Rd BENTLEIGH EAST 3165 (REI) **Agent Comments**

3 2 3

Price: \$1,347,000
Method: Auction Sale
Date: 15/12/2021
Property Type: House (Res)



38 Bulli St MOORABBIN 3189 (REI/VG) **Agent Comments**

3 1 2

Price: \$1,335,000
Method: Auction Sale
Date: 28/09/2021
Property Type: House (Res)
Land Size: 645 sqm approx



14 Niki Ct BENTLEIGH EAST 3165 (REI/VG) **Agent Comments**

3 1 2

Price: \$1,320,000
Method: Sold Before Auction
Date: 09/11/2021
Property Type: House (Res)
Land Size: 585 sqm approx

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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