

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

51 Clay Street, Moorabbin Vic 3189

Indicative selling price

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

Single price

\$1,295,000

Median sale price

Median price

\$1,128,500

Property Type

House

Suburb

Moorabbin

Period - From

01/10/2020

to

31/12/2020

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	2a Isabella St MOORABBIN 3189	\$1,290,000	20/02/2021
2	28B Wingate St BENTLEIGH EAST 3165	\$1,254,000	27/02/2021
3	3/9 Perry St MOORABBIN 3189	\$1,220,000	21/02/2021

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:

01/03/2021 08:57

51 Clay Street, Moorabbin Vic 3189



 3  3  2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,295,000

Median House Price

December quarter 2020: \$1,128,500

Comparable Properties



2a Isabella St MOORABBIN 3189 (REI)

Agent Comments

 4  3  2

Price: \$1,290,000

Method: Auction Sale

Date: 20/02/2021

Property Type: Townhouse (Res)



28B Wingate St BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  2  2

Price: \$1,254,000

Method: Auction Sale

Date: 27/02/2021

Rooms: 8

Property Type: Townhouse (Res)



3/9 Perry St MOORABBIN 3189 (REI)

Agent Comments

 3  3  1

Price: \$1,220,000

Method: Sold Before Auction

Date: 21/02/2021

Property Type: Townhouse (Single)

Land Size: 231 sqm approx

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