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

14 Narooma Street, Moorabbin Vic 3189

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,240,000		&		\$1,290,000			
Median sale p	rice							
Median price	\$1,522,000	Pro	operty Type	Hou	se		Suburb	Moorabbin
Period - From	01/10/2021	to	31/12/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	44 Rowans Rd HIGHETT 3190	\$1,280,000	12/10/2021
2	28 Graham Rd HIGHETT 3190	\$1,265,000	09/10/2021
3	27 Rica St MOORABBIN 3189	\$1,250,000	30/10/2021

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:

10/02/2022 10:13





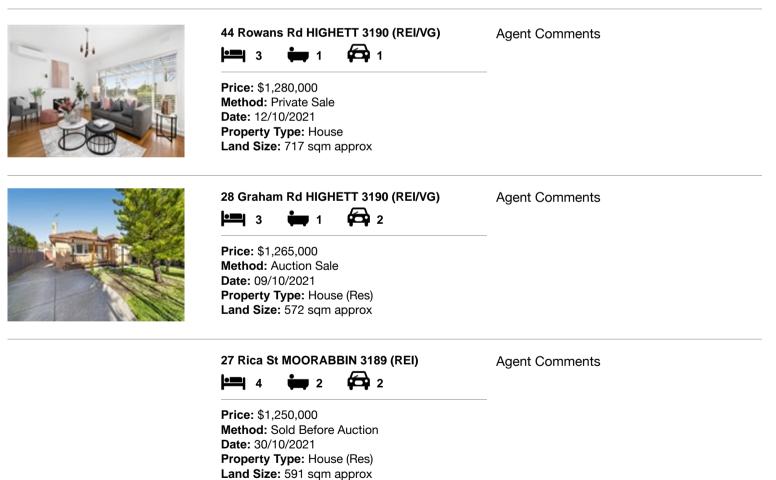




Property Type: Agent Comments Rebecca Beacall 9194 1200 0421 664 027 rebeccabeacall@jelliscraig.com.au

Indicative Selling Price \$1,240,000 - \$1,290,000 Median House Price December quarter 2021: \$1,522,000

Comparable Properties



Account - Jellis Craig | P: 03 9194 1200

propertydata



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