

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 consumer.vic.gov.au/underquoting

Range between

\$1,240,000

&

\$1,290,000

Median sale price

Median price

\$1,522,000

Property Type

House

Suburb

Moorabbin

Period - From

01/10/2021

to

31/12/2021

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	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

14 Narooma Street, Moorabbin Vic 3189

**Jellis
Craig**

Rebecca Beacall

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Indicative Selling Price

\$1,240,000 - \$1,290,000

Median House Price

December quarter 2021: \$1,522,000



Property Type:

Agent Comments

Comparable Properties



44 Rowans Rd HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$1,280,000

Method: Private Sale

Date: 12/10/2021

Property Type: House

Land Size: 717 sqm approx



28 Graham Rd HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$1,265,000

Method: Auction Sale

Date: 09/10/2021

Property Type: House (Res)

Land Size: 572 sqm approx

27 Rica St MOORABBIN 3189 (REI)

Agent Comments



Price: \$1,250,000

Method: Sold Before Auction

Date: 30/10/2021

Property Type: House (Res)

Land Size: 591 sqm approx

Account - Jellis Craig | P: 03 9194 1200



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