

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

1022 Nepean Highway, Moorabbin Vic 3189

Indicative selling price

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

Single price

\$999,000

Median sale price

Median price

\$1,307,500

Property Type

Townhouse

Suburb

Moorabbin

Period - From

16/05/2022

to

15/05/2023

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 | 13b Barbara St MOORABBIN 3189 | \$1,037,000 | 16/04/2023 |
| 2 | 1/13 Stayner Gr MOORABBIN 3189 | \$1,037,000 | 16/04/2023 |
| 3 | 9 Florida Ct MOORABBIN 3189 | \$1,031,000 | 06/04/2023 |

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:

16/05/2023 09:43

1022 Nepean Highway, Moorabbin Vic 3189

**Jellis
Craig**

Anthony Fordham

9593 4500

0408 107 514

anthonyfordham@jellisrcraig.com.au

Indicative Selling Price

\$999,000

Median Townhouse Price

16/05/2022 - 15/05/2023: \$1,307,500



3 2 2

Rooms: 5

Property Type: Townhouse (Res)

Land Size:

Agent Comments

Comparable Properties



13b Barbara St MOORABBIN 3189 (REI)

Agent Comments

4 2 2

Price: \$1,037,000

Method: Auction Sale

Date: 16/04/2023

Property Type: Townhouse (Res)



1/13 Stayner Gr MOORABBIN 3189 (REI)

Agent Comments

2 2 1

Price: \$1,037,000

Method: Private Sale

Date: 16/04/2023

Property Type: Townhouse (Single)

Land Size: 233 sqm approx



9 Florida Ct MOORABBIN 3189 (REI)

Agent Comments

3 2 2

Price: \$1,031,000

Method: Private Sale

Date: 06/04/2023

Property Type: House (Res)

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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