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	1022 Nepean Highway, Moorabbin Vic 3189
Including suburb and	
postcode	
postcode	

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	Pro	perty 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

Add	dress 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 comparableproperties 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





Anthony Fordham 9593 4500 0408 107 514 anthonyfordham@jelliscraig.com.au

Indicative Selling Price \$999,000 Median Townhouse Price

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



1 3 **1** 2 **2** 2

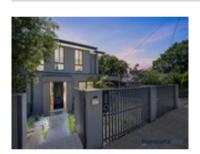
Rooms: 5

Property Type: Townhouse (Res)

Land Size:

Agent Comments

Comparable Properties



13b Barbara St MOORABBIN 3189 (REI)

4





Price: \$1,037,000 Method: Auction Sale

Date: 16/04/2023 **Property Type:** Townhouse (Res)

Agent Comments



1/13 Stayner Gr MOORABBIN 3189 (REI)

-2







Price: \$1,037,000 **Method:** Private Sale **Date:** 16/04/2023

Property Type: Townhouse (Single) **Land Size:** 233 sqm approx

Agent Comments



9 Florida Ct MOORABBIN 3189 (REI)





6

Price: \$1,031,000 Method: Private Sale Date: 06/04/2023

Property Type: House (Res)

Agent Comments

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



