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

45 Clay Street, Moorabbin Vic 3189

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	en \$1,070,000		&		\$1,120,000			
Median sale price								
Median price	\$1,150,000	Pro	Property Type Ho		ouse		Suburb	Moorabbin
Period - From	01/10/2019	to	31/12/2019		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.

Add	dress of comparable property	Price	Date of sale
1	4 Bruthen St MOORABBIN 3189	\$1,085,000	29/02/2020
2	54 Chapel Rd MOORABBIN 3189	\$1,100,000	10/11/2019
3	24 William St MOORABBIN 3189	\$1,075,000	17/10/2019

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:

16/04/2020 13:44



45 Clay Street, Moorabbin Vic 3189

woodards

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Property Type: Agent Comments Vicki Pollard 03 9557 5500 0439 655 727 vpollard@woodards.com.au

Indicative Selling Price \$1,070,000 - \$1,120,000 Median House Price December quarter 2019: \$1,150,000



4 Bruthen St MOORABBIN 3189 (REI) → 3 → 1 → 1 Price: \$1,085,000 Method: Auction Sale Date: 29/02/2020 Rooms: 4 Property Type: House (Res) Land Size: 595 sqm approx	Agent Comments Smaller land than Clay St
54 Chapel Rd MOORABBIN 3189 (REI/VG) 3 1 2 4 Price: \$1,100,000 Method: Sold Before Auction Date: 10/11/2019 Property Type: House Land Size: 596 sqm approx	Agent Comments Smaller land than Clay St
24 William St MOORABBIN 3189 (REI/VG) 2 2 2 2 Price: \$1,075,000 Method: Private Sale Date: 17/10/2019 Rooms: 6 Property Type: House Land Size: 602 sqm approx	Agent Comments Smaller land than Clay St

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.