

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 between \$1,070,000

&

\$1,120,000

Median sale price

Median price \$1,150,000

Property Type House

Suburb Moorabbin

Period - From 01/10/2019

to 31/12/2019

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	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



Property Type:

Agent Comments

Comparable Properties



4 Bruthen St MOORABBIN 3189 (REI)



Agent Comments

Smaller land than Clay St

Price: \$1,085,000

Method: Auction Sale

Date: 29/02/2020

Rooms: 4

Property Type: House (Res)

Land Size: 595 sqm approx



54 Chapel Rd MOORABBIN 3189 (REI/VG)



Agent Comments

Smaller land than Clay St

Price: \$1,100,000

Method: Sold Before Auction

Date: 10/11/2019

Property Type: House

Land Size: 596 sqm approx



24 William St MOORABBIN 3189 (REI/VG)



Agent Comments

Smaller land than Clay St

Price: \$1,075,000

Method: Private Sale

Date: 17/10/2019

Rooms: 6

Property Type: House

Land Size: 602 sqm approx