

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

38 Grandview Grove, Moorabbin Vic 3189

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,183,000

Property Type

House

Suburb

Moorabbin

Period - From

01/01/2020

to

31/03/2020

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 | 2 Baker St MOORABBIN 3189 | \$1,017,500 | 21/03/2020 |
| 3 | 18 Grandview Gr MOORABBIN 3189 | \$1,015,000 | 24/04/2020 |

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:

08/05/2020 15:25



Property Type: House

Land Size: 649 sqm approx

Agent Comments

On a fabulous 649sqm approx. with an eye-opening backyard, this stylishly renovated 2 bedroom timber home has the potential to be so much more. Enchanting with its high ceilings, decorative cornices, original floorboards and open fireplace.

Comparable Properties



4 Bruthen St MOORABBIN 3189 (REI)

Agent Comments



Price: \$1,085,000

Method: Auction Sale

Date: 29/02/2020

Rooms: 4

Property Type: House (Res)

Land Size: 595 sqm approx



2 Baker St MOORABBIN 3189 (REI)

Agent Comments



Price: \$1,017,500

Method: Auction Sale

Date: 21/03/2020

Property Type: House (Res)



18 Grandview Gr MOORABBIN 3189 (REI)

Agent Comments



Price: \$1,015,000

Method: Private Sale

Date: 24/04/2020

Property Type: House

Land Size: 673 sqm approx