

# 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

3/55 Clay Street, Moorabbin Vic 3189

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$790,000 & \$860,000

### Median sale price

Median price \$805,000 Property Type Unit Suburb Moorabbin

Period - From 01/01/2023 to 31/12/2023 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	3/2 Barry St BENTLEIGH 3204	\$850,000	14/12/2023
2	2/3 Alfred St HIGHETT 3190	\$830,000	02/03/2024
3	1/19 Schofield St MOORABBIN 3189	\$820,000	13/02/2024

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:

14/03/2024 17:15

3/55 Clay Street, Moorabbin Vic 3189



2 1 1

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$790,000 - \$860,000

**Median Unit Price**

Year ending December 2023: \$805,000

## Comparable Properties

3/2 Barry St BENTLEIGH 3204 (VG)

Agent Comments

3 - -

**Price:** \$850,000

**Method:** Sale

**Date:** 14/12/2023

**Property Type:** Flat/Unit/Apartment (Res)



2/3 Alfred St HIGHETT 3190 (REI)

Agent Comments

2 1 1

**Price:** \$830,000

**Method:** Auction Sale

**Date:** 02/03/2024

**Property Type:** Unit



1/19 Schofield St MOORABBIN 3189 (REI)

Agent Comments

2 1 1

**Price:** \$820,000

**Method:** Private Sale

**Date:** 13/02/2024

**Property Type:** Unit

Account - Jellis Craig



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