

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

102 Rowans Road, Moorabbin, VIC 3189

Indicative selling price

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

Single price

\$1,119,000

or range between

&

Median sale price

Median price

\$ 1,300,000

Property type

House

Suburb

MOORABBIN

Period - From

24/02/2023

to

23/02/2024

Source

core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	445 Highett Road Highett Vic 3190	\$1,155,000	2023-12-12
2	78 Rowans Road Highett Vic 3190	\$1,175,000	2023-12-02
3	759 South Road Bentleigh East Vic 3165	\$1,130,000	2023-10-08

This Statement of Information was prepared on:

24/02/2024