

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

2 Walsh Avenue, Moorabbin Vic 3189

Indicative selling price

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

Single price \$1,090,000

Median sale price

Median price \$1,100,000

House

X

Unit

Suburb Moorabbin

Period - From 01/01/2018

to

31/12/2018

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	37 Hillston Rd MOORABBIN 3189	\$1,177,250	10/11/2018
2	61 Fromer St BENTLEIGH 3204	\$1,060,000	02/03/2019
3	145 Wickham Rd MOORABBIN 3189	\$1,040,000	18/02/2019

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.



4 2 2

Rooms:

Property Type: House

Land Size: 594 sqm approx

Agent Comments

Comparable Properties



37 Hillston Rd MOORABBIN 3189 (REI/VG)

Agent Comments

3 2 2

Price: \$1,177,250

Method: Auction Sale

Date: 10/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 650 sqm approx



61 Fromer St BENTLEIGH 3204 (REI)

Agent Comments

2 1 4

Price: \$1,060,000

Method: Auction Sale

Date: 02/03/2019

Rooms: 6

Property Type: House (Res)

Land Size: 613 sqm approx



145 Wickham Rd MOORABBIN 3189 (REI/VG)

Agent Comments

4 2 2

Price: \$1,040,000

Method: Private Sale

Date: 18/02/2019

Rooms: -

Property Type: House

Land Size: 449 sqm approx