



3 2 2

Rooms:
Property Type: Townhouse
(Single)
[Agent Comments](#)

Indicative Selling Price
\$800,000 - \$880,000

Median House Price
March quarter 2017: \$1,043,000

A rare find of single level family size living, this sun drenched 3 bedroom 2 bathroom rear villa is a hidden secret enjoying north facing open plan living & dining, café style kitchen, sun splashed deck (café awning) & double auto garage. Walk to shops & train

Comparable Properties



2/19 Hemming St BRIGHTON EAST 3187 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$880,000
Method: Auction Sale
Date: 11/02/2017
Rooms: 4
Property Type: Unit
Land Size: 300 sqm approx



3/13 Albert St HIGGETT 3190 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$850,000
Method: Auction Sale
Date: 18/03/2017
Rooms: 6
Property Type: Unit
Land Size: 208 sqm approx



2/442 Bluff Rd HAMPTON 3188 (REI/VG)

[Agent Comments](#)

2 1 2

Price: \$800,000
Method: Sold Before Auction
Date: 24/02/2017
Rooms: -
Property Type: Unit

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

3/13 Perry Street, Moorabbin Vic 3189

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$1,043,000

House

X

Suburb

Moorabbin

Period - From

01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2/19 Hemming St BRIGHTON EAST 3187	\$880,000	11/02/2017
3/13 Albert St HIGHETT 3190	\$850,000	18/03/2017
2/442 Bluff Rd HAMPTON 3188	\$800,000	24/02/2017