

# 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

1/142 Rowans Road, 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

\$750,000

&

\$825,000

### Median sale price

Median price

\$892,500

Property Type

Unit

Suburb

Moorabbin

Period - From

01/10/2020

to

30/09/2021

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	4/7 View St HIGHETT 3190	\$822,000	31/07/2021
2	29a Rowans Rd HIGHETT 3190	\$814,000	01/05/2021
3	8 Woodland Dr CHELTENHAM 3192	\$800,500	01/05/2021

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:

28/10/2021 10:36

1/142 Rowans Road, Moorabbin Vic 3189

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**Indicative Selling Price**

\$750,000 - \$825,000

**Median Unit Price**

Year ending September 2021: \$892,500



**Property Type:**

Agent Comments

## Comparable Properties



**4/7 View St HIGHETT 3190 (REI/VG)**

Agent Comments



**Price:** \$822,000

**Method:** Auction Sale

**Date:** 31/07/2021

**Property Type:** Townhouse (Res)



**29a Rowans Rd HIGHETT 3190 (REI/VG)**

Agent Comments



**Price:** \$814,000

**Method:** Auction Sale

**Date:** 01/05/2021

**Property Type:** Townhouse (Res)



**8 Woodland Dr CHELTENHAM 3192 (VG)**

Agent Comments



**Price:** \$800,500

**Method:** Sale

**Date:** 01/05/2021

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

**Account - Woodards Bentleigh** | P: 03 9557 5500 | F: 03 9557 6133



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