

# 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

1/1 Romney Close, 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 \$1,100,000

&

\$1,150,000

### Median sale price

Median price \$951,000

Property Type Unit

Suburb Moorabbin

Period - From 01/10/2019

to 31/12/2019

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	15a Rica St MOORABBIN 3189	\$1,205,000	12/11/2019
2	30b Elizabeth St BENTLEIGH EAST 3165	\$1,180,000	17/08/2019
3	28a Brosnan Rd BENTLEIGH EAST 3165	\$1,090,000	16/12/2019

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.~~

This Statement of Information was prepared on:

17/02/2020 12:16



4   
 2.5   
 2

**Rooms:** 3

**Property Type:** T/house

**Land Size:** 313 sqm approx

**Agent Comments**

Presented like new, this generous 4 bedroom 3.5 bathroom freestanding townhouse is luxury low maintenance living. Beautiful with European Oak floors & herringbone marble tiling, this high end haven enjoys upstairs & down main bedrooms (BIRs/WIR & luxe ensuites), impressive stone kitchen (Smeg appliances, Miele dishwasher, butler's pantry), north facing open plan entertaining, an upstairs retreat & pergola shaded patio in a sun filled courtyard. One of 3, this premier home has ducted heating/air cond, security, ducted vac & a double auto garage (auto gate). Quiet court, near Holmesglen College, bus, cafes & shops.

**Indicative Selling Price**

\$1,100,000 - \$1,150,000

**Median Unit Price**

December quarter 2019: \$951,000

## Comparable Properties



**15a Rica St MOORABBIN 3189 (REI/VG)**

**Agent Comments**

4   
 3   
 2

**Price:** \$1,205,000

**Method:** Private Sale

**Date:** 12/11/2019

**Property Type:** Townhouse (Res)

**Land Size:** 294 sqm approx



**30b Elizabeth St BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

4   
 2   
 2

**Price:** \$1,180,000

**Method:** Auction Sale

**Date:** 17/08/2019

**Property Type:** Townhouse (Res)

**Land Size:** 303 sqm approx



**28a Brosnan Rd BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

4   
 3   
 2

**Price:** \$1,090,000

**Method:** Private Sale

**Date:** 16/12/2019

**Property Type:** Townhouse (Single)