

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 Joan Street, Moorabbin Vic 3189

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,195,000

Median sale price

Median price \$1,210,000

House

X

Unit

Suburb

Moorabbin

Period - From 01/10/2017

to

31/12/2017

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 Joan St MOORABBIN 3189	\$1,210,000	02/12/2017
2	16 Hillston Rd MOORABBIN 3189	\$1,160,000	19/12/2017
3	5 Beilby St MOORABBIN 3189	\$1,100,000	14/03/2018

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.



 3  1  3

Rooms:
Property Type: House (Res)
Land Size: 627 sqm approx
Agent Comments

Indicative Selling Price

\$1,195,000

Median House Price

December quarter 2017: \$1,210,000

Comparable Properties



4 Joan St MOORABBIN 3189 (REI)

Agent Comments

 4  3  2

Price: \$1,210,000
Method: Auction Sale
Date: 02/12/2017
Rooms: 8
Property Type: House (Res)
Land Size: 620 sqm approx



16 Hillston Rd MOORABBIN 3189 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,160,000
Method: Private Sale
Date: 19/12/2017
Rooms: 5
Property Type: House (Res)
Land Size: 667 sqm approx



5 Beilby St MOORABBIN 3189 (REI)

Agent Comments

 4  2  1

Price: \$1,100,000
Method: Private Sale
Date: 14/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 584 sqm approx