

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

19 Central Avenue, Moorabbin Vic 3189

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,395,000

Property Type House

Suburb Moorabbin

Period - From 01/04/2021

to

30/06/2021

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	27 Nepean Av HAMPTON EAST 3188	\$1,600,000	10/04/2021
2	218 Patterson Rd BENTLEIGH 3204	\$1,595,000	22/05/2021
3			

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:

06/10/2021 10:29



3 1.5 2

Property Type: House (Previously Occupied - Detached)

Land Size: 702 sqm approx

Agent Comments

Classic 3 bedroom 1.5 bathroom clinker brick gem on 700sqm approx. offering a prime opportunity to renovate, rebuild, redevelop or land bank (STCA) in the ACZ3 zone, featuring a lovely living room (FP), vintage kitchen (gas stove), 3 good-size bedrooms (2 - BIRs), expansive north-facing rear garden & a garage. Walk to shops, transport, eateries & Moorabbin Reserve.

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

June quarter 2021: \$1,395,000

Comparable Properties



27 Nepean Av HAMPTON EAST 3188 (REI/VG) **Agent Comments**

3 1 1

Price: \$1,600,000

Method: Auction Sale

Date: 10/04/2021

Property Type: House (Res)

Land Size: 700 sqm approx



218 Patterson Rd BENTLEIGH 3204 (REI/VG) **Agent Comments**

3 1 2

Price: \$1,595,000

Method: Private Sale

Date: 22/05/2021

Property Type: House

Land Size: 734 sqm approx

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.