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 Fiddes Street, Moorabbin Vic 3189

Indicative selling price

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

Single price | $1,250,000

Median sale price

| Median price | $950,500 | Property Type | House | Suburb | Moorabbin |

| Period - From | 01/04/2019 | to | 30/06/2019 | 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 7 Franklin St MOORABBIN 3189	$1,280,000	20/07/2019
2 5 Hinkler Av BENTLEIGH EAST 3165	$1,225,000	29/08/2019
3 10 Margaret St MOORABBIN 3189	$1,000,500	06/04/2019

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: | 16/09/2019 15:57

CONSUMER AFFAIRS VICTORIA

19 Fiddes Street, Moorabbin Vic 3189

🛏 4   🛁 2   🚗 2

Property Type: House / Land
Land Size: 838 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000
Median House Price
June quarter 2019: $950,500

Comparable Properties

7 Franklin St MOORABBIN 3189 (REI)

🛏 5   🛁 3   🚗 2

Price: $1,280,000
Method: Auction Sale
Date: 20/07/2019
Property Type: House (Res)
Land Size: 602 sqm approx

Agent Comments

5 Hinkler Av BENTLEIGH EAST 3165 (REI)

🛏 3   🛁 1   🚗 2

Price: $1,225,000
Method: Sold Before Auction
Date: 29/08/2019
Property Type: House (Res)
Land Size: 798 sqm approx

Agent Comments

10 Margaret St MOORABBIN 3189 (REI)

🛏 3   🛁 1   🚗 2

Price: $1,000,500
Method: Auction Sale
Date: 06/04/2019
Property Type: House (Res)
Land Size: 752 sqm approx

Agent Comments

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300