

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

1/50 Barilla Road Moorabbin VIC 3189

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Moorabbin

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

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 6 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

2/31 Hamer Street Moorabbin VIC 3189

\$725,000

07-Sep-19

5/184 Wickham Road Highett VIC 3190

\$723,000

28-Oct-19

1/13 Schofield Street Moorabbin VIC 3189

\$710,000

08-Aug-19

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 6 months.~~

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2/31 Hamer Street Moorabbin VIC 3189

2 1 1

Sold Price **\$725,000** Sold Date **07-Sep-19**

Distance **0.2km**



5/184 Wickham Road Highett VIC 3190

2 1 1

Sold Price ^{RS} **\$723,000** Sold Date **28-Oct-19**

Distance **0.49km**



1/13 Schofield Street Moorabbin VIC 3189

2 1 2

Sold Price **\$710,000** Sold Date **08-Aug-19**

Distance **0.62km**



2/1 William Street Moorabbin VIC 3189

2 1 1

Sold Price **\$683,000** Sold Date **14-Sep-19**

Distance **0.46km**

RS = Recent sale **UN** = Undisclosed Sale

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