

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

25 Rica Street, Moorabbin Vic 3189

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,000,500 Property Type House Suburb Moorabbin

Period - From 01/01/2019 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	147 Rowans Rd MOORABBIN 3189	\$975,500	14/12/2019
2	512 South Rd MOORABBIN 3189	\$955,000	21/03/2020
3	237 Chesterville Rd MOORABBIN 3189	\$910,000	07/12/2019

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:

06/04/2020 09:23



Property Type:

Land Size: 581 sqm approx

Agent Comments

Comparable Properties



147 Rowans Rd MOORABBIN 3189 (REI/VG)

Agent Comments



Price: \$975,500

Method: Auction Sale

Date: 14/12/2019

Property Type: House (Res)

Land Size: 603 sqm approx



512 South Rd MOORABBIN 3189 (REI)

Agent Comments



Price: \$955,000

Method: Auction Sale

Date: 21/03/2020

Property Type: House (Res)

Land Size: 604 sqm approx

237 Chesterville Rd MOORABBIN 3189 (VG)

Agent Comments



Price: \$910,000

Method: Sale

Date: 07/12/2019

Property Type: House (Res)

Land Size: 595 sqm approx