

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

3b Margaret Street, Moorabbin Vic 3189

Indicative selling price

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

Range between \$1,280,000

&

\$1,380,000

Median sale price

Median price \$1,065,000

Property Type Unit

Suburb Moorabbin

Period - From 01/10/2021

to 31/12/2021

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	28 Roydon St HAMPTON EAST 3188	\$1,400,000	07/03/2022
2	35B Graham Rd HIGHETT 3190	\$1,300,000	23/02/2022
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:

16/03/2022 15:58



 4  2  2

Property Type: Townhouse

Agent Comments

Parkside 4 bedroom plus study 2 bathroom residence for fun family living. Enjoying 2 light-filled living zones, a contemporary stone kitchen (900mm stove and walk-in pantry), downstairs main bedroom (spacious walk-in robe and ensuite), 3 upstairs bedrooms (built-in robes), a fitted study landing, chic bathroom and powder room, while the north-facing rear garden is low maintenance with its sun-splashed deck.

Comparable Properties



28 Roydon St HAMPTON EAST 3188 (REI)

Agent Comments

 3  2  3

Price: \$1,400,000

Method: Sold Before Auction

Date: 07/03/2022

Property Type: Townhouse (Single)

Land Size: 339 sqm approx



35B Graham Rd HIGHETT 3190 (REI)

Agent Comments

 3  3  2

Price: \$1,300,000

Method: Sold Before Auction

Date: 23/02/2022

Property Type: Townhouse (Res)

Land Size: 354 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.