

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

2 Dactyl Road, Moorabbin Vic 3189

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,239,000

House

X

Unit

Suburb Moorabbin

Period - From 01/07/2017

to

30/09/2017

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	1a Dactyl Rd MOORABBIN 3189	\$1,401,500	24/06/2017
2	14 Grandview Gr MOORABBIN 3189	\$1,305,000	28/10/2017
3	7 Walsh Av MOORABBIN 3189	\$1,290,000	26/08/2017

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.~~



 3  1  2

Rooms: 6
Property Type: House
Land Size: 744 sqm approx
Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,300,000
Median House Price
 September quarter 2017: \$1,239,000

Comparable Properties



1a Dactyl Rd MOORABBIN 3189 (REI)

Agent Comments

 3  2  4

Price: \$1,401,500
Method: Auction Sale
Date: 24/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 867 sqm approx



14 Grandview Gr MOORABBIN 3189 (REI)

Agent Comments

 3  1  2

Price: \$1,305,000
Method: Auction Sale
Date: 28/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 670 sqm approx



7 Walsh Av MOORABBIN 3189 (REI)

Agent Comments

 3  1  1

Price: \$1,290,000
Method: Auction Sale
Date: 26/08/2017
Rooms: 4
Property Type: House (Res)
Land Size: 580 sqm approx