Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

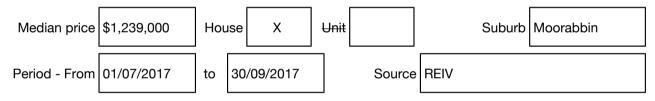
Address	2 Dactyl Road, Moorabbin Vic 3189
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,200,000	&	\$1,300,000	

Median sale price



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.

Account - Woodards | P: 03 9557 5500 | F: 03 9557 6133

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





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) 3 2 4 Price: \$1,401,500	Agent Comments
	Method: Auction Sale Date: 24/06/2017 Rooms: - Property Type: House (Res) Land Size: 867 sqm approx	
batton	14 Grandview Gr MOORABBIN 3189 (REI) 3 1 2 Price: \$1,305,000 Method: Auction Sale Date: 28/10/2017 Rooms: - Property Type: House (Res) Land Size: 670 sqm approx	Agent Comments
Roy Market	7 Walsh Av MOORABBIN 3189 (REI) 3 1 1 1 Price: \$1,290,000 Method: Auction Sale Date: 26/08/2017 Rooms: 4 Property Type: House (Res) Land Size: 580 sqm approx	Agent Comments

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