

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 Royena Road, Moorabbin Vic 3189

Indicative selling price

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

Range between \$1,100,000

&

\$1,150,000

Median sale price

Median price \$1,430,000

Property Type House

Suburb Moorabbin

Period - From 01/01/2022

to

31/03/2022

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	562 South Rd MOORABBIN 3189	\$1,150,000	27/04/2022
2	37 Barbara St MOORABBIN 3189	\$1,150,000	03/01/2022
3	253 Chesterville Rd MOORABBIN 3189	\$1,130,000	04/06/2022

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:

14/06/2022 11:39

2 Royena Road, Moorabbin Vic 3189

**Jellis
Craig**

Gavin van Rooyen

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gavinvanrooyen@jellisrcraig.com.au

Indicative Selling Price

\$1,100,000 - \$1,150,000

Median House Price

March quarter 2022: \$1,430,000



 3  2  2

Rooms: 5

Property Type: House

Land Size: 595 sqm approx

Agent Comments

Comparable Properties



562 South Rd MOORABBIN 3189 (REI)

Agent Comments

 3  1  1

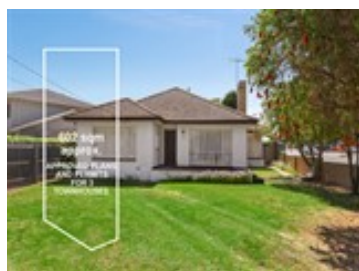
Price: \$1,150,000

Method: Sold Before Auction

Date: 27/04/2022

Property Type: House (Res)

Land Size: 593 sqm approx



37 Barbara St MOORABBIN 3189 (VG)

Agent Comments

 2  -  -

Price: \$1,150,000

Method: Sale

Date: 03/01/2022

Property Type: Development Site (Res)

Land Size: 621 sqm approx



253 Chesterville Rd MOORABBIN 3189 (REI)

Agent Comments

 5  2  1

Price: \$1,130,000

Method: Auction Sale

Date: 04/06/2022

Property Type: House (Res)

Land Size: 681 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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