

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	23 Grandview Grove, Moorabbin Vic 3189
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Indicative selling price

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

Range between	\$850,000	&	\$935,000
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Median sale price

Median price	\$1,005,000	House	X	Unit		Suburb	Moorabbin
Period - From	01/04/2018	to	31/03/2019	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	1 Rowans Rd HIGHETT 3190	\$990,000	29/05/2019
2	58 Chapel Rd MOORABBIN 3189	\$940,000	01/06/2019
3	36 The Crescent HIGHETT 3190	\$930,000	01/06/2019

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 769 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$935,000

Median House Price

Year ending March 2019: \$1,005,000

Comparable Properties



1 Rowans Rd HIGHETT 3190 (REI)

Agent Comments



Price: \$990,000

Method: Private Sale

Date: 29/05/2019

Rooms: -

Property Type: House

Land Size: 991 sqm approx



58 Chapel Rd MOORABBIN 3189 (REI)

Agent Comments



Price: \$940,000

Method: Auction Sale

Date: 01/06/2019

Rooms: -

Property Type: House (Res)



36 The Crescent HIGHETT 3190 (REI)

Agent Comments



Price: \$930,000

Method: Auction Sale

Date: 01/06/2019

Rooms: -

Property Type: House (Res)

Land Size: 707 sqm approx