

Simon Wendt 03 9583 3246 0407 040706 swendt@hockingstuart.com.au

### Statement of Information

## Single residential property located in the Melbourne metropolitan area

							Sec	311011 4 <i>1</i>	AF 0	or tine	e Estate	Agents A	Ct 1900
Property offer	ed for	sale											
Address Including suburb and postcode		23 Grandview Grove, Moorabbin Vic 3189											
ndicative sell	ing pri	e											
or the meaning	of this p	orice see	cons	sume	r.vic.gov	au/ι	ınder	quoting					
Range betwee	n \$850,	\$850,000		&			\$935,000						
Median sale p	rice												
Median price	\$1,005,	000	Hou	ıse	Х	Ur	nit				Suburb	Moorabbii	n
Period - From	01/04/2	018	to	31/0	3/2019			Source	REI	V			
			/*D.c.!		A a D la				۱۵۱ -				

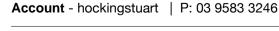
#### Comparable property sales (\*Delete A or B below as applicable)

**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.

Add	dress 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.







Generated: 03/06/2019 16:28

# hockingstuart

Simon Wendt 03 9583 3246 0407 040706 swendt@hockingstuart.com.au

**Indicative Selling Price** \$850,000 - \$935,000 **Median House Price** Year ending March 2019: \$1,005,000

Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 769 sqm approx

**Agent Comments** 

# Comparable Properties



1 Rowans Rd HIGHETT 3190 (REI)



Price: \$990,000 Method: Private Sale Date: 29/05/2019

Rooms: -

Property Type: House Land Size: 991 sqm approx Agent Comments



58 Chapel Rd MOORABBIN 3189 (REI)





Price: \$940.000 Method: Auction Sale Date: 01/06/2019

Rooms: -

Property Type: House (Res)

**Agent Comments** 



36 The Crescent HIGHETT 3190 (REI)

**-** 5





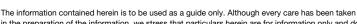
Price: \$930,000 Method: Auction Sale Date: 01/06/2019

Rooms: -

Property Type: House (Res) Land Size: 707 sqm approx

**Agent Comments** 

Account - hockingstuart | P: 03 9583 3246



Generated: 03/06/2019 16:28



