

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	1040a Nepean Highway, Moorabbin Vic 3189
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$930,000	&	\$980,000

Median sale price

Median price	\$955,000	Hou	Ise	Unit	Х	Suburb	Moorabbin
Period - From	01/04/2018	to	30/06/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	17 Exley Rd HAMPTON EAST 3188	\$1,008,000	17/03/2018
2	66 Rowans Rd HIGHETT 3190	\$1,000,000	13/07/2018
3	1/212 Wickham Rd HIGHETT 3190	\$970,000	20/05/2018

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.



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Rooms:

Property Type: Townhouse (Res) Land Size: 297 sqm approx

Agent Comments

Indicative Selling Price \$930,000 - \$980,000 **Median Unit Price** June quarter 2018: \$955,000

Comparable Properties



17 Exley Rd HAMPTON EAST 3188 (REI/VG)







Price: \$1.008.000 Method: Auction Sale Date: 17/03/2018

Rooms: 7

Property Type: Townhouse (Res) Land Size: 174 sqm approx

Agent Comments



66 Rowans Rd HIGHETT 3190 (REI)

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Agent Comments

Price: \$1,000,000 Method: Private Sale Date: 13/07/2018 Rooms: 4

Property Type: House Land Size: 607 sqm approx

1/212 Wickham Rd HIGHETT 3190 (REI/VG)







Price: \$970,000 Method: Private Sale Date: 20/05/2018

Rooms: 9

Property Type: Townhouse (Res)

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Agent Comments

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.

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