

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

1040a Nepean Highway, Moorabbin Vic 3189

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

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

Median sale price

Median price \$955,000 House Unit X 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.

	Address 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.



 3  2  1

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)**

Agent Comments

 3  2  2

Price: \$1,008,000**Method:** Auction Sale**Date:** 17/03/2018**Rooms:** 7**Property Type:** Townhouse (Res)**Land Size:** 174 sqm approx**66 Rowans Rd HIGHETT 3190 (REI)**

Agent Comments

 3  2  -

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)**

Agent Comments

 4  2  1

Price: \$970,000**Method:** Private Sale**Date:** 20/05/2018**Rooms:** 9**Property Type:** Townhouse (Res)