

## 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

1031c Nepean Highway, Moorabbin Vic 3189

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$610,000

## Median sale price

Median price \$870,000 House  Unit ☒ Suburb Moorabbin

Period - From 01/10/2017 to 30/09/2018 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	2/47 Bulli St MOORABBIN 3189	\$655,000	01/12/2018
2	9/1-5 Highett Gr HIGHETT 3190	\$610,000	20/10/2018
3	1/140 Highett Rd HIGHETT 3190	\$610,000	17/08/2018

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.



 2  1  2

**Rooms:**

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**2/47 Bulli St MOORABBIN 3189 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$655,000

**Method:** Auction Sale

**Date:** 01/12/2018

**Rooms:** -

**Property Type:** Townhouse (Res)

**Land Size:** 235 sqm approx



**9/1-5 Highett Gr HIGHETT 3190 (REI)**

**Agent Comments**

 2  2  1

**Price:** \$610,000

**Method:** Auction Sale

**Date:** 20/10/2018

**Rooms:** 4

**Property Type:** Townhouse (Res)



**1/140 Highett Rd HIGHETT 3190 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$610,000

**Method:** Private Sale

**Date:** 17/08/2018

**Rooms:** 3

**Property Type:** Unit