

# 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

2a Kiama Street, Moorabbin Vic 3189

### Indicative selling price

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

Range between \$1,150,000

&

\$1,265,000

### Median sale price

Median price \$1,183,000

Property Type House

Suburb Moorabbin

Period - From 01/01/2020

to 31/03/2020

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	6a Cooma St MOORABBIN 3189	\$1,225,000	08/05/2020
2	5a Bruthen St MOORABBIN 3189	\$1,220,000	27/05/2020
3	131 Rowans Rd MOORABBIN 3189	\$1,200,000	10/03/2020

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.~~

This Statement of Information was prepared on:

14/07/2020 14:46



**Property Type:**  
Agent Comments

## Comparable Properties



**6a Cooma St MOORABBIN 3189 (REI/VG)**

Agent Comments

 4  3  2

**Price:** \$1,225,000  
**Method:** Sold Before Auction  
**Date:** 08/05/2020  
**Property Type:** Townhouse (Res)  
**Land Size:** 298 sqm approx



**5a Bruthen St MOORABBIN 3189 (REI/VG)**

Agent Comments

 4  3  2

**Price:** \$1,220,000  
**Method:** Private Sale  
**Date:** 27/05/2020  
**Property Type:** Townhouse (Single)  
**Land Size:** 325 sqm approx



**131 Rowans Rd MOORABBIN 3189 (VG)**

Agent Comments

 4  -  -

**Price:** \$1,200,000  
**Method:** Sale  
**Date:** 10/03/2020  
**Property Type:** House (Res)  
**Land Size:** 346 sqm approx