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

19 Clay Street, Moorabbin Vic 3189

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ing		
Range betwee	\$1,250,000		&		\$1,350,000			
Median sale p	rice							
Median price	\$1,350,000	Pro	operty Type	Hou	se		Suburb	Moorabbin
Period - From	01/07/2021	to	30/09/2021		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	554 South Rd MOORABBIN 3189	\$1,400,000	16/10/2021
2	95 Chapel Rd MOORABBIN 3189	\$1,356,000	23/10/2021
3	56 Royena Rd MOORABBIN 3189	\$1,320,000	14/10/2021

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:

04/11/2021 10:15









Property Type: House **Land Size:** 599 sqm approx Agent Comments Gavin van Rooyen 9593 4500 0429 129 229 gavinvanrooyen@jelliscraig.com.au

Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price September quarter 2021: \$1,350,000

Comparable Properties



554 South Rd MOORABBIN 3189 (REI)

Price: \$1,400,000 Method: Private Sale Date: 16/10/2021 Property Type: House Land Size: 616 sqm approx Agent Comments

Agent Comments



Price: \$1,356,000 Method: Auction Sale Date: 23/10/2021 Property Type: House (Res) Land Size: 820 sqm approx

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56 Royena Rd MOORABBIN 3189 (REI)

95 Chapel Rd MOORABBIN 3189 (REI)

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Agent Comments

Price: \$1,320,000 Method: Auction Sale Date: 14/10/2021 Property Type: House (Res) Land Size: 697 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



propertydata

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