



 2  1  2

Rooms:

Property Type: House (Res)

Land Size: 330 sqm

Agent Comments

Finished with modern flair, this charming 2 bed timber home is tastefully renovated to reflect today's lifestyle, featuring a huge stylish front deck (bench seating), a private north facing lounge, neutral kitchen/meals & double carport. Near Bricker Reserve.

Comparable Properties



7/46 Grandview Gr MOORABBIN 3189 (REI/VG) Agent Comments

 2  1  1

Price: \$737,000

Method: Auction Sale

Date: 10/12/2016

Rooms: 5

Property Type: Unit

Land Size: 295 sqm



2/29 Celia St BENTLEIGH EAST 3165 (REI)

Agent Comments

 2  1  1

Price: \$709,000

Method: Private Sale

Date: 17/03/2017

Rooms: 4

Property Type: House



43 Tintern Mews CHELTENHAM 3192 (REI)

Agent Comments

 2  1  1

Price: \$695,000

Method: Sold Before Auction

Date: 26/04/2017

Rooms: -

Property Type: Townhouse (Res)

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

14 Rosebud Avenue, Moorabbin Vic 3189

Indicative selling price

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

Range between

\$680,000

&

\$740,000

Median sale price

Median price

Unit

X

Suburb

Moorabbin

Period - From

to

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
7/46 Grandview Gr MOORABBIN 3189	\$737,000	10/12/2016
2/29 Celia St BENTLEIGH EAST 3165	\$709,000	17/03/2017
43 Tintern Mews CHELTENHAM 3192	\$695,000	26/04/2017