

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

13a Gavin Street, Moorabbin Vic 3189

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$946,000

Property Type Unit

Suburb Moorabbin

Period - From 01/10/2022

to 31/12/2022

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	2/15 Central Av MOORABBIN 3189	\$650,000	25/03/2023
2	3/30 Franklin St MOORABBIN 3189	\$620,000	13/11/2022
3	4/5-7 Radcliff Av CHELTENHAM 3192	\$613,500	25/02/2023

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:

04/04/2023 12:53

13a Gavin Street, Moorabbin Vic 3189

**Jellis
Craig**

Gavin van Rooyen

9593 4500

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gavinvanrooyen@jellisrcraig.com.au

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

December quarter 2022: \$946,000



2 1 3

Rooms: 4

Property Type: Unit

Agent Comments

Comparable Properties



2/15 Central Av MOORABBIN 3189 (REI)

Agent Comments

2 1 1

Price: \$650,000

Method: Auction Sale

Date: 25/03/2023

Property Type: Apartment



3/30 Franklin St MOORABBIN 3189 (REI/VG)

Agent Comments

2 1 1

Price: \$620,000

Method: Private Sale

Date: 13/11/2022

Property Type: Unit



4/5-7 Radcliff Av CHELTENHAM 3192 (REI)

Agent Comments

2 1 1

Price: \$613,500

Method: Auction Sale

Date: 25/02/2023

Property Type: Villa

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



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