

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

3 Avon Street, Moorabbin Vic 3189

Indicative selling price

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

Range between \$980,000 & \$1,050,000

Median sale price

Median price \$1,347,500 Property Type House Suburb Moorabbin

Period - From 01/01/2022 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	11 Clay St MOORABBIN 3189	\$1,315,000	09/12/2022
2	1 Herne Cl MOORABBIN 3189	\$1,150,000	22/11/2022
3	227 Wickham Rd MOORABBIN 3189	\$1,100,000	17/02/2023

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:

15/03/2023 07:01

3 Avon Street, Moorabbin Vic 3189

ATRIA
REAL ESTATE

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Indicative Selling Price

\$980,000 - \$1,050,000

Median House Price

Year ending December 2022: \$1,347,500



3 1 2

Property Type: LAND

Land Size: 613 sqm approx

Agent Comments

Comparable Properties



11 Clay St MOORABBIN 3189 (REI/VG)

Agent Comments

3 1 2

Price: \$1,315,000

Method: Sold Before Auction

Date: 09/12/2022

Property Type: House (Res)

Land Size: 607 sqm approx



1 Herne Ct MOORABBIN 3189 (REI/VG)

Agent Comments

3 1 3

Price: \$1,150,000

Method: Private Sale

Date: 22/11/2022

Property Type: House

Land Size: 698 sqm approx



227 Wickham Rd MOORABBIN 3189 (REI)

Agent Comments

3 2 2

Price: \$1,100,000

Method: Private Sale

Date: 17/02/2023

Property Type: House

Account - Atria Real Estate



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