

# 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

12 Narooma 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 \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$1,150,000

Property Type House

Suburb Moorabbin

Period - From 01/10/2019

to 31/12/2019

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	54 Chapel Rd MOORABBIN 3189	\$1,100,000	10/11/2019
2	24 William St MOORABBIN 3189	\$1,075,000	17/10/2019
3	53 Bellevue Rd BENTLEIGH EAST 3165	\$1,059,000	03/09/2019

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:

29/01/2020 09:18



3 1 2

**Property Type:** House

**Agent Comments**

Classic 3 bedroom gem ready for you to finish its glamorous new look. The spectacular north facing living & dining, sublime marble kitchen & sandstone fence with auto gate are amazing, just finish the bathroom, laundry & landscape. Near the new Morris Moor café precinct.

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

December quarter 2019: \$1,150,000

Classic 3 bedroom gem ready for you to finish its glamorous new look. The spectacular north facing living & dining, sublime marble kitchen & sandstone fence with auto gate are amazing, just finish the bathroom, laundry & landscape. Near the new Morris Moor café precinct.

## Comparable Properties



**54 Chapel Rd MOORABBIN 3189 (REI)**

**Agent Comments**

3 1 4

**Price:** \$1,100,000

**Method:** Sold Before Auction

**Date:** 10/11/2019

**Property Type:** House



**24 William St MOORABBIN 3189 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,075,000

**Method:** Private Sale

**Date:** 17/10/2019

**Rooms:** 6

**Property Type:** House

**Land Size:** 602 sqm approx



**53 Bellevue Rd BENTLEIGH EAST 3165 (VG)**

**Agent Comments**

3 - -

**Price:** \$1,059,000

**Method:** Sale

**Date:** 03/09/2019

**Property Type:** House (Res)

**Land Size:** 546 sqm approx