

# RT Edgar

## STATEMENT OF INFORMATION

6 February 2018

### Property offered for sale

4a Stayner Grove, 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 \$800,000 & \$880,000

### Median sale price

Median price	\$1,210,000	House	X	Unit	Suburb	Moorabbin
Period - From	01/10/2017	to	31/12/2017	Source	REIV	

### Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Brighton estate agent and Miriam Carraro consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
<b>1</b> 1/39 Paschal St Bentleigh 3204	\$970,000	16/12/2017
<b>2</b> 4/20-22 Avon St Moorabbin 3189	\$948,000	23/09/2017
<b>3</b> 2/11 Franklin St Moorabbin 3189	\$900,000	08/12/2017