

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 BISCOP ROAD MOORABBIN VIC 3189

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$721,250

Property type

Unit

Suburb

Moorabbin

Period-from

01 Apr 2021

to

31 Mar 2022

Source

Corelogic

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 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

1/38 CLAY STREET MOORABBIN VIC 3189	\$1,160,000	19-Feb-22
2/15 FIDDES STREET MOORABBIN VIC 3189	\$1,350,000	20-Dec-21
1/9 PERRY STREET MOORABBIN VIC 3189	\$1,270,000	04-Dec-21

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 6 months.~~

This Statement of Information was prepared on: 11 April 2022

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**1/38 CLAY STREET MOORABBIN
VIC 3189**

Sold Price ^{RS} **\$1,160,000** ^{UN} Sold Date **19-Feb-22**

 3  1  1

Distance **0.44km**



**2/15 FIDDES STREET MOORABBIN
VIC 3189**

Sold Price ^{RS} **\$1,350,000** Sold Date **20-Dec-21**

 3  2  2

Distance **0.31km**



**1/9 PERRY STREET MOORABBIN
VIC 3189**

Sold Price **\$1,270,000** Sold Date **04-Dec-21**

 3  2  2

Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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