## hockingstuart

Leanne Potter 0414 344 144 lpotter@hockingstuart.com.au





Rooms: 6 Property Type: Townhouse Agent Comments Indicative Selling Price \$1,200,000 - \$1,320,000 Median House Price March quarter 2017: \$1,043,000

Quality built 4 bed 2.5 bath contemporary home Parquetry floors, Emporite finishes, high ceilings 2 superb entertaining zones Generous 80sqm approx garden + side courtyard Hydronic heating, R/C air cond & double garage

### **Comparable Properties**



25b Luckins Rd BENTLEIGH 3204 (REI)



Price: \$1,300,000 Method: Auction Sale Date: 20/05/2017 Rooms: 6 Property Type: Townhouse (Res)

16b Denver St BENTLEIGH EAST 3165 (REI)



Price: \$1,275,000 Method: Auction Sale Date: 29/04/2017 Rooms: -Property Type: Townhouse (Res)



1a Sheppard St MOORABBIN 3189 (REI)



Price: \$1,220,000 Method: Auction Sale Date: 25/02/2017 Rooms: 8 Property Type: Townhouse (Res) Land Size: 227 sqm approx

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Agent Comments

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#### 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 12a Schofield Street, Moorabbin Vic 3189 Including suburb and postcode

#### Indicative selling price

	r.vic.gov.au/underquoting	price see	of this	For the meaning
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Range between	\$1,200,000	&	\$1,320,000	
Median sale pri	ce			

# Median price \$1,043,000 House X Suburb Moorabbin Period - From 01/01/2017 to 31/03/2017 Source REIV

#### **Comparable property sales**

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
25b Luckins Rd BENTLEIGH 3204	\$1,300,000	20/05/2017
16b Denver St BENTLEIGH EAST 3165	\$1,275,000	29/04/2017
1a Sheppard St MOORABBIN 3189	\$1,220,000	25/02/2017

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