



4 2.5 2

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)

Agent Comments

4 2 2

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



16b Denver St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

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



1a Sheppard St MOORABBIN 3189 (REI)

Agent Comments

4 3 2

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

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

12a Schofield Street, Moorabbin Vic 3189

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

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