

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

3/1-3 FLETCHER STREET 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 May 2021

to

30 Apr 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

1/9 PERRY STREET MOORABBIN VIC 3189	\$1,270,000	04-Dec-21
17 EXLEY ROAD HAMPTON EAST VIC 3188	\$1,206,000	30-Mar-22
1/24 JEAN STREET CHELTENHAM VIC 3192	\$1,280,000	04-Mar-22

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: 30 May 2022



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

 3  2  2

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

Distance **0.95km**



**17 EXLEY ROAD HAMPTON EAST
VIC 3188**

 3  2  2

Sold Price ^{RS} **\$1,206,000** Sold Date **30-Mar-22**

Distance **1.34km**



**1/24 JEAN STREET CHELTENHAM
VIC 3192**

 3  2  2

Sold Price **\$1,280,000** Sold Date **04-Mar-22**

Distance **2.36km**

RS = Recent sale

UN = Undisclosed Sale

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