## 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              | 93 Rowans Road, Moorabbin Vic 3189 |
|----------------------|------------------------------------|
| Including suburb and |                                    |
| postcode             |                                    |
|                      |                                    |
|                      |                                    |

#### Indicative selling price

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

Single price \$995,000

### Median sale price

| Median price \$1,150,000 | Property Type H | ouse   | Suburb | Moorabbin |
|--------------------------|-----------------|--------|--------|-----------|
| Period - From 01/10/2019 | to 31/12/2019   | Source | REIV   |           |

## 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

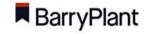
| Address of comparable property |                                 | Price     | Date of sale |
|--------------------------------|---------------------------------|-----------|--------------|
| 1                              | 147 Rowans Rd MOORABBIN 3189    | \$975,500 | 14/12/2019   |
| 2                              | 47 Marrbridge Rd MOORABBIN 3189 | \$960,000 | 01/04/2020   |
| 3                              | 512 South Rd MOORABBIN 3189     | \$955,000 | 21/03/2020   |

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 07/04/2020 18:52 |
|--|------------------|









**Indicative Selling Price** \$995,000 **Median House Price** December quarter 2019: \$1,150,000

# Comparable Properties



147 Rowans Rd MOORABBIN 3189 (REI/VG)

Price: \$975,500 Method: Auction Sale Date: 14/12/2019

Property Type: House (Res) Land Size: 603 sqm approx

**Agent Comments** 



47 Marrbridge Rd MOORABBIN 3189 (REI)

Price: \$960,000 Method: Private Sale Date: 01/04/2020 Property Type: House Land Size: 586 sqm approx Agent Comments



512 South Rd MOORABBIN 3189 (REI)

Price: \$955,000 Method: Auction Sale Date: 21/03/2020

Property Type: House (Res) Land Size: 604 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9586 0500



