

# 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

93 Rowans Road, Moorabbin Vic 3189

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$995,000

### Median sale price

Median price

\$1,150,000

Property Type

House

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	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 comparable properties 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



**Property Type:**  
Agent Comments

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

## Comparable Properties



**147 Rowans Rd MOORABBIN 3189 (REI/VG)** Agent Comments



**Price:** \$975,500  
**Method:** Auction Sale  
**Date:** 14/12/2019  
**Property Type:** House (Res)  
**Land Size:** 603 sqm approx



**47 Marrbridge Rd MOORABBIN 3189 (REI)** Agent Comments



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



**512 South Rd MOORABBIN 3189 (REI)** Agent Comments



**Price:** \$955,000  
**Method:** Auction Sale  
**Date:** 21/03/2020  
**Property Type:** House (Res)  
**Land Size:** 604 sqm approx