

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

23 Hillston Road, Moorabbin Vic 3189

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,075,000

Property Type House

Suburb Moorabbin

Period - From 01/04/2019

to 31/03/2020

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	12 Nowra St MOORABBIN 3189	\$1,050,000	23/04/2020
2	38 Grandview Gr MOORABBIN 3189	\$1,040,000	19/05/2020
3	47 Marrbridge Rd MOORABBIN 3189	\$960,000	01/04/2020

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:

18/06/2020 09:55



3 2 1

Property Type: House
Land Size: 671 sqm approx
Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending March 2020: \$1,075,000

Comparable Properties



12 Nowra St MOORABBIN 3189 (REI/VG)

Agent Comments

3 1 2

Price: \$1,050,000
Method: Private Sale
Date: 23/04/2020
Property Type: House
Land Size: 702 sqm approx



38 Grandview Gr MOORABBIN 3189 (REI)

Agent Comments

2 1 3

Price: \$1,040,000
Method: Private Sale
Date: 19/05/2020
Property Type: House
Land Size: 649 sqm approx



47 Marrbridge Rd MOORABBIN 3189 (REI/VG)

Agent Comments

4 1 2

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