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

1/2 Margaret Street, Moorabbin Vic 3189

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betwee	\$1,180,000		&		\$1,250,000			
Median sale p	rice							
Median price	\$815,000	Pro	operty Type	Unit			Suburb	Moorabbin
Period - From	01/07/2019	to	30/09/2019)	So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	23 Avon St MOORABBIN 3189	\$1,285,000	23/11/2019
2	58a Rowans Rd HIGHETT 3190	\$1,250,500	24/08/2019
3	20 Brosa Av BENTLEIGH EAST 3165	\$1,190,000	07/12/2019

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:

13/01/2020 15:33





Sarah Gursansky

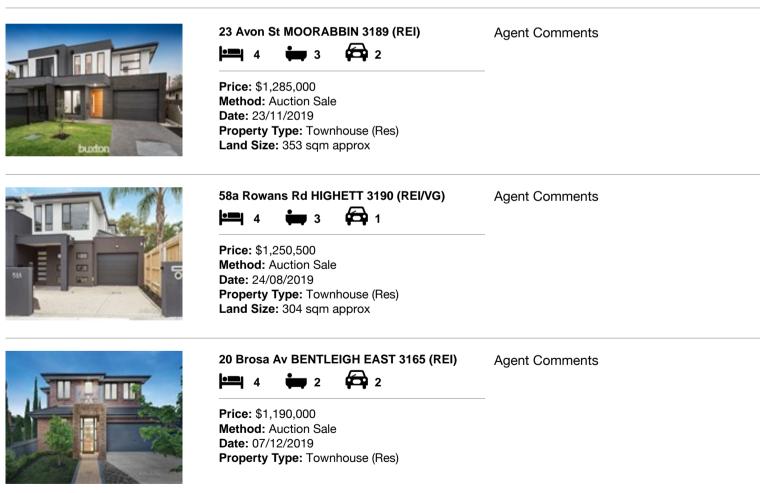


Property Type: Townhouse Agent Comments 9593 4500 0467 533 309 sarahgursansky@jelliscraig.com.au

Indicative Selling Price \$1,180,000 - \$1,250,000 Median Unit Price September quarter 2019: \$815,000

Bespoke 4 bedroom 3.5 bathroom residence in this parkside cul de sac, showcasing glorious park views, 2 entertaining zones with bluestone terraces; seamless Miele stone kitchen (WI pantry), exquisite bathrooms & double auto garage. Between Holmesglen College & train.

Comparable Properties



Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.