

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,180,000

&

\$1,250,000

### Median sale price

Median price \$815,000

Property Type Unit

Suburb Moorabbin

Period - From 01/07/2019

to

30/09/2019

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	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



4 3 2

**Property Type:** Townhouse

**Agent Comments**

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.

**Indicative Selling Price**

\$1,180,000 - \$1,250,000

**Median Unit Price**

September quarter 2019: \$815,000

## Comparable Properties



**23 Avon St MOORABBIN 3189 (REI)**

**Agent Comments**

4 3 2

**Price:** \$1,285,000

**Method:** Auction Sale

**Date:** 23/11/2019

**Property Type:** Townhouse (Res)

**Land Size:** 353 sqm approx



**58a Rowans Rd HIGHETT 3190 (REI/VG)**

**Agent Comments**

4 3 1

**Price:** \$1,250,500

**Method:** Auction Sale

**Date:** 24/08/2019

**Property Type:** Townhouse (Res)

**Land Size:** 304 sqm approx



**20 Brosa Av BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,190,000

**Method:** Auction Sale

**Date:** 07/12/2019

**Property Type:** Townhouse (Res)