

# 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

552 South 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)

Range between \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$1,259,000

Property Type House

Suburb Moorabbin

Period - From 01/01/2021

to

31/03/2021

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	66 Bellevue Rd BENTLEIGH EAST 3165	\$1,120,000	28/11/2020
2	569 South Rd BENTLEIGH 3204	\$1,090,000	20/02/2021
3	642 Centre Rd BENTLEIGH EAST 3165	\$1,071,000	20/02/2021

**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:

28/04/2021 14:44



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median House Price**  
March quarter 2021: \$1,259,000

## Comparable Properties



**66 Bellevue Rd BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments



**Price:** \$1,120,000  
**Method:** Auction Sale  
**Date:** 28/11/2020  
**Property Type:** House (Res)  
**Land Size:** 537 sqm approx

**569 South Rd BENTLEIGH 3204 (VG)**

Agent Comments



**Price:** \$1,090,000  
**Method:** Sale  
**Date:** 20/02/2021  
**Property Type:** House (Res)  
**Land Size:** 585 sqm approx



**642 Centre Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,071,000  
**Method:** Auction Sale  
**Date:** 20/02/2021  
**Property Type:** House (Res)