

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

16 Barbara Street, Moorabbin Vic 3189

Indicative selling price

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

Single price

\$1,300,000

Median sale price

Median price

\$1,522,000

Property Type

House

Suburb

Moorabbin

Period - From

01/10/2021

to

31/12/2021

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 | 12 Rica St MOORABBIN 3189 | \$1,317,500 | 26/02/2022 |
| 2 | 10 Clarence St BENTLEIGH EAST 3165 | \$1,310,000 | 05/03/2022 |
| 3 | 47 Fiddes St MOORABBIN 3189 | \$1,300,000 | 05/03/2022 |

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:

28/03/2022 11:48

16 Barbara Street, Moorabbin Vic 3189

**Jellis
Craig**

Gavin van Rooyen

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0429 129 229

gavinvanrooyen@jellisrcraig.com.au

Indicative Selling Price

\$1,300,000

Median House Price

December quarter 2021: \$1,522,000



Property Type:

Agent Comments

Comparable Properties



12 Rica St MOORABBIN 3189 (REI)

Agent Comments



Price: \$1,317,500

Method: Auction Sale

Date: 26/02/2022

Property Type: House (Res)

Land Size: 587 sqm approx



10 Clarence St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,310,000

Method: Auction Sale

Date: 05/03/2022

Property Type: House (Res)

Land Size: 590 sqm approx



47 Fiddes St MOORABBIN 3189 (REI)

Agent Comments



Price: \$1,300,000

Method: Auction Sale

Date: 05/03/2022

Property Type: House (Res)

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



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