

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

10 Rodney Street, Moorabbin Vic 3189

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,425,000

Property Type House

Suburb Moorabbin

Period - From 09/08/2021

to

08/08/2022

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	4 Ivy Ct MOORABBIN 3189	\$1,450,000	27/04/2022
2	5 Barbara St MOORABBIN 3189	\$1,430,000	10/03/2022
3	2 Grandview Gr MOORABBIN 3189	\$1,425,000	26/02/2022

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:

09/08/2022 08:10



4 2 4

Property Type: House

Land Size: 683 sqm approx

Agent Comments

Comparable Properties



4 Ivy Ct MOORABBIN 3189 (REI/VG)

Agent Comments

4 2 1

Price: \$1,450,000

Method: Sold Before Auction

Date: 27/04/2022

Property Type: House (Res)

Land Size: 644 sqm approx



5 Barbara St MOORABBIN 3189 (REI/VG)

Agent Comments

4 3 4

Price: \$1,430,000

Method: Private Sale

Date: 10/03/2022

Property Type: House

Land Size: 703 sqm approx



2 Grandview Gr MOORABBIN 3189 (REI/VG)

Agent Comments

3 1 2

Price: \$1,425,000

Method: Auction Sale

Date: 26/02/2022

Property Type: House (Res)

Land Size: 680 sqm approx