

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

28 Hamer Street, Moorabbin Vic 3189

Indicative selling price

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

Single price

\$1,430,000

Median sale price

Median price

\$1,128,500

Property Type

House

Suburb

Moorabbin

Period - From

01/10/2020

to

31/12/2020

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 Rhonda Ct MOORABBIN 3189	\$1,410,000	27/03/2021
2	45 Luxmoore St CHELTENHAM 3192	\$1,410,000	27/03/2021
3	4 Wesley Ct HIGHETT 3190	\$1,410,000	14/12/2020

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:

06/04/2021 13:35



4 2 2

Rooms: 8
Property Type: House (Res)
Land Size: 619 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,430,000
Median House Price
December quarter 2020: \$1,128,500

Comparable Properties



4 Rhonda Ct MOORABBIN 3189 (REI)

[Agent Comments](#)

3 1 2

Price: \$1,410,000
Method: Auction Sale
Date: 27/03/2021
Property Type: House (Res)

45 Luxmoore St CHELTENHAM 3192 (REI)

[Agent Comments](#)

3 1 3

Price: \$1,410,000
Method: Auction Sale
Date: 27/03/2021
Property Type: House (Res)



4 Wesley Ct HIGHETT 3190 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$1,410,000
Method: Private Sale
Date: 14/12/2020
Property Type: House
Land Size: 712 sqm approx