

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

13a Rosebud Avenue, Moorabbin Vic 3189

Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$1,075,000 Property Type House Suburb Moorabbin

Period - From 01/01/2020 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.

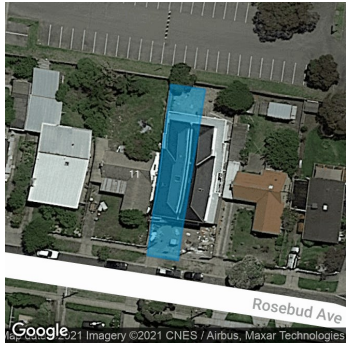
	Address of comparable property	Price	Date of sale
1	11 Warland Rd HAMPTON EAST 3188	\$1,430,000	20/03/2021
2	2B Walsh Av MOORABBIN 3189	\$1,387,000	20/03/2021
3	24A Avon St MOORABBIN 3189	\$1,345,000	12/01/2021

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:

01/04/2021 09:28



Property Type:
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,430,000
Median House Price
Year ending December 2020: \$1,075,000

Comparable Properties



11 Warland Rd HAMPTON EAST 3188 (REI)

Agent Comments



Price: \$1,430,000
Method: Auction Sale
Date: 20/03/2021
Property Type: Townhouse (Res)



2B Walsh Av MOORABBIN 3189 (REI)

Agent Comments



Price: \$1,387,000
Method: Auction Sale
Date: 20/03/2021
Property Type: Townhouse (Res)
Land Size: 273 sqm approx



24A Avon St MOORABBIN 3189 (REI/VG)

Agent Comments



Price: \$1,345,000
Method: Private Sale
Date: 12/01/2021
Property Type: Townhouse (Single)
Land Size: 302 sqm approx