

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
233 Wickham Road, Moorabbin Vic 3189

Indicative selling price

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

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$1,005,000 House Unit Suburb Moorabbin

Period - From 01/04/2018 to 31/03/2019 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	9 Mason Ct HIGHETT 3190	\$990,000	01/06/2019
2	1 Rowans Rd HIGHETT 3190	\$990,000	29/05/2019
3	6 Tennyson St HIGHETT 3190	\$950,000	06/04/2019

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.

Pandelis Plousi
9584 6500
0409 553 929
pplousi@hodges.com.au



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$950,000 - \$1,000,000
Median House Price
Year ending March 2019: \$1,005,000

Comparable Properties



9 Mason Ct HIGHETT 3190 (REI)

Agent Comments



Price: \$990,000
Method: Auction Sale
Date: 01/06/2019
Rooms: -
Property Type: House (Res)
Land Size: 597 sqm approx



1 Rowans Rd HIGHETT 3190 (REI)

Agent Comments



Price: \$990,000
Method: Private Sale
Date: 29/05/2019
Rooms: -
Property Type: House
Land Size: 991 sqm approx



6 Tennyson St HIGHETT 3190 (REI)

Agent Comments



Price: \$950,000
Method: Auction Sale
Date: 06/04/2019
Rooms: -
Property Type: House (Res)
Land Size: 742 sqm approx