

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 29 Gavin Street, Moorabbin Vic 3189

Indicative selling price

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

Range between \$830,000 & \$910,000

Median sale price

Median price \$960,000 House Unit Suburb Moorabbin

Period - From 01/07/2018 to 30/06/2019 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	36 Hillston Rd MOORABBIN 3189	\$875,000	19/06/2019
2	1 Vivien St BENTLEIGH EAST 3165	\$870,000	29/06/2019
3	16 Bruthen St MOORABBIN 3189	\$840,000	20/07/2019

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$830,000 - \$910,000
Median House Price
Year ending June 2019: \$960,000

Comparable Properties



36 Hillston Rd MOORABBIN 3189 (REI)

Agent Comments



Price: \$875,000
Method: Private Sale
Date: 19/06/2019
Rooms: -
Property Type: House
Land Size: 667 sqm approx



1 Vivien St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$870,000
Method: Auction Sale
Date: 29/06/2019
Rooms: -
Property Type: House (Res)



16 Bruthen St MOORABBIN 3189 (REI)

Agent Comments



Price: \$840,000
Method: Auction Sale
Date: 20/07/2019
Rooms: 4
Property Type: House (Res)
Land Size: 590 sqm approx